



€ 1.850.000 | KRAAINEM | REF. 7327975



LIVING SURFACE

513 m<sup>2</sup>



LAND SURFACE

1735 m<sup>2</sup>



BEDROOMS

7



BATHROOMS

4



GARAGES

2

## Spacious villa with elevator near Place Dumon

**1950 Kraainem**

Victoire-Junot is pleased to present this superb villa with an elevator, ideally located on a south-facing plot of approximately 17.35 ares, with no overlooking neighbors, just steps away from Place Dumon, the metro, shops, and renowned schools.

This elegant residence impresses with its exceptional volumes and perfectly designed layout. It offers spacious, light-filled reception rooms, a welcoming kitchen with a breakfast area, two offices, seven bedrooms, four bathrooms, and a laundry room.


The basement features generous cellars, including a playroom, and a double garage completes the property. Electrical inspection certificate in compliance. EPC: B

# Characteristics

## GENERAL

|              |                           |                   |                  |
|--------------|---------------------------|-------------------|------------------|
| Type         | house                     | City              | Kraainem         |
| Price        | € 1.850.000               | Living surface    | 513 m²           |
| Land surface | 1735 m²                   | Terrace surface   | 30 m²            |
| Bedrooms     | 7                         | Bathrooms         | 4                |
| Garages      | 2                         | Floors            | 2                |
| Available    | vanaf akte                | Construction year | 1960             |
| State        | Good state                | Garden surface    | 1580 m²          |
| Facades      | 4                         | Kitchen (type)    | hyper equipped   |
| Office       | ✓                         | Office area       | 16 m²            |
| Laundry room | ✓                         | Toilets           | 5                |
| Neighborhood | Free sight                | Heating (type)    | individual       |
| Cellar       | ✓                         | Heating           | gas              |
| Double glass | ✓                         | Neighborhood      | residential area |
| EPC code     | 20240312-0003172063-RES-1 | Elevator          | ✓                |
|              |                           | PEB               | 189 kW/m²        |
|              |                           | PEB category      | B                |

## MANDATORY INFO

|                    |  |
|--------------------|--|
| Building permit    | Summons and recovery claim   |
| Not announced      | Not announced  |
| Urban destination  | Pre-emption right  |
| Not announced      | There is no pre-emption right for spatial planning   |
| Subdivision permit |  Flood prone area |
| Not announced      | Not announced  |

## FINANCIAL

|              |
|--------------|
| Property tax |
| 6417 €       |



