



€ 1.850.000 | KRAAINEM | REF. 7327975



LIVING SURFACE

513 m²



LAND SURFACE

1735 m²



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 m ²
Land surface	1735 m ²	Terrace surface	30 m ²
Bedrooms	7	Bathrooms	4
Garages	2	Floors	2
Available	vanaf akte	Construction year	1960
State	Good state	Garden surface	1580 m ²
Facades	4	Kitchen (type)	hyper equipped
Office	✓	Office area	16 m ²
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/m ²
		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 €

