



€ 625.000 | KRAAINEM | REF. WOSM-4-120-NEW



LIVING SURFACE

120 m²



LAND SURFACE

685 m²



BEDROOMS

2



BATHROOMS

1



GARAGES

1

Charming house with large garden and garage

 **DES ALOUETTES 4 AVENUE, 1950 Kraainem**

Ideally located in a residential neighbourhood, Victoire-Junot is pleased to present this charming three-sided house, laid out as follows: entrance hall with guest toilet, living/dining room with adjoining fully equipped kitchen, veranda, and access to the terrace and large east-facing garden. Upstairs, there are two bedrooms, an office, a shower room and a separate toilet. Storage attic. Separate garage. EPC: D. Electrical installation compliant. Pétanque court. The roof was insulated in 2024. Ideal for a young couple or a family.

Characteristics

GENERAL

Type	House	City	Kraainem
Price	€ 625.000	Living surface	120 m²
Land surface	685 m²	Terrace surface	20 m²
Heating	Gas	Bedrooms	2
Bathrooms	1	Garages	1
Floors	1	Construction year	1960
Renovation year	2013	State	Good condition
Bedroom	12.8 m²	Bedroom	13.5 m²
Living-room	26.5 m²	Office	7 m²
Lavatory	2	Veranda	8.5 m²
Terrace	20 m²	Cellar	2
Garden	462 m²	Double glazing	
PVC window		Internet	
Boules court		Airport	
Highway		Bus	
Town centre		Shops	
Primary school		Park	
Supermarket		PEB	373 kW/m²
PEB category	D	EPC code	3899721-RES-1

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area Not announced

FINANCIAL

Price € 625.000

