SELL SERVICE
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€ 1.750.000 | KRAAINEM | REF. UCNN-209-513

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
513 m²	7	4	1	30 m²

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	€ 1.750.000	Living surface	513 m²
Terrace surface	30 m²	Heating	Gas
Bedrooms	7	Bathrooms	4
Garages	1	Floors	2
Construction year	1960	Renovation year	2006
State	Good condition	Facades	4
Bedroom	21 m²	Bedroom	15 m²
Bedroom	15 m²	Bedroom	15 m²
Bedroom	12 m²	Bedroom	2
Bathroom	4	Office	16 m²
Living room/dining area	64 m²	Equipped kitchen	16 m²
Lavatory	5	Terrace	30 m²
Land	1735 m²	Intercom	
Alarm system		Double glazing	
Lift		Disabled access	
Bus		Shops	
Primary school		Sport center	
Highway		Possibility of connecting : Water / Gas / Electricity	
PEB	189 kW/m²	PEB category	B
EPC code	20240312-0003172063-RES-1		

MANDATORY INFO

Building permit
Not announced

Summons and recovery claim
Not announced

Urban destination
Not announced

Pre-emption right
There is no pre-emption right for spatial planning

Subdivision permit
Not announced

Flood prone area
Not announced

FINANCIAL

Price
€ 1.750.000

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