



€ 800.000 | SINT-PIETERS-WOLUWE | REF. 6375416



LIVING SURFACE

 320 m<sup>2</sup>


LAND SURFACE

 230 m<sup>2</sup>


BEDROOMS

5



BATHROOMS

2



GARAGES

1

## Chant d'Oiseau - Charming house - east garden

 **1150 Sint-Pieters-Woluwe**

In a quiet street in the Chant d'oiseau neighbourhood, this charming house offers 320 sqm of living space on 4 levels. Ground floor: entrance hall, guest toilet, garage, bedroom with access to garden (or office space), bathroom, utility room.

First floor: spacious, bright L-shaped living room with open fireplace, large recent kitchen (2023), access to terrace and very private east-facing garden.

1st floor: master suite and 1 bedroom, 1 shower room, separate toilet.

2nd floor: 3 bedrooms and 1 large bathroom, toilet.

Very comfortable, spacious house. Needs updating. New condensation boiler, double-glazing 1990. PEB E. Please note some photos are 3D projections.

Offer starting at €800,000.

## Characteristics

### GENERAL

Type	house	City	Sint-Pieters-Woluwe
Price	€ 800.000	Living surface	320 m <sup>2</sup>
Land surface	230 m <sup>2</sup>	Terrace surface	11 m <sup>2</sup>
Bedrooms	5	Bathrooms	2
Garages	1	Floors	3
Available	vanaf akte	Construction year	1956
State	to be renovated	Garden surface	100 m <sup>2</sup>
Facades	2	Kitchen (type)	fully fitted
Office	✓	Toilets	3
		Laundry room	✓
Heating (type)	individual	Heating	condensation
Neighborhood	residential area	Neighborhood	quiet
Cellar	✓	Double glass	✓
PEB	226 kW/m <sup>2</sup>	PEB category	E
EPC code	20231213-TEST		

### 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 located in flood area

### FINANCIAL

Property tax	3045 €
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