

€ 2.750.000 | KRAAINEM | REF. 6503487



LIVING SURFACE

1180 m<sup>2</sup>



LAND SURFACE

3542 m<sup>2</sup>



BEDROOMS

9



BATHROOMS

9



GARAGES

1

## Manor and concierge house on ± 3200 sqm

 **1950**  
**Kraainem**


Character property renovated in 2022, offering an area of 1180 sqm on a total plot of ± 3200 sqm. On the ground floor, this residence features large and spacious reception areas, an open fireplace, a separate dining room, a fully equipped kitchen with a dining area, a laundry room, a guest room with a shower room, and a pavilion providing access to the pool and garden. On the first floor, the master suite with a dressing room and bathroom, 5 bedrooms with independent access, and 5 shower rooms. Insulated attic. On the lower ground floor and basement: independent apartment with an entrance hall, large living room of 65 sqm, fully equipped open kitchen, two bedrooms (27 sqm - 17 sqm), two shower rooms, and a separate entrance. Garage for 2 to 3 cars, numerous cellars, including a wine cellar and technical rooms. Many possibilities for layout. Triple glazing, anti-burglary, elevator, alarm system, and surveillance cameras ensure comfort and security. Condensing gas boiler. EPC 267. Independent concierge house of ± 145 sqm, EPC F. Compliant electrical installations.

## Characteristics

### GENERAL

Type	house	City	Kraainem
Price	€ 2.750.000	Living surface	1,180 m <sup>2</sup>
Land surface	3542 m <sup>2</sup>	Terrace surface	50 m <sup>2</sup>
Bedrooms	9	Bathrooms	1
Shower rooms	8	Garages	1
Parkings (indoor)	3	Parkings	3
Floors	4	Available	vanaf akte
Construction year	1914	State	good state
Garden surface	2000 m <sup>2</sup>	Facades	4
Kitchen (type)	hyper equipped	Office	✓
Toilets	11	Laundry room	✓
Heating (type)	individual	Heating	condensation
Neighborhood	woods	Neighborhood	quiet
Cellar	✓	Elevator	✓
PEB	250 kW/m <sup>2</sup>	PEB category	C

### MANDATORY INFO

Building permit License issued	Summons and recovery claim No judicial remedial measure or administrative measure imposed
Urban destination living zone	Pre-emption right There is no pre-emption right for spatial planning
Subdivision permit Subdivision permit	 Flood prone area not located in flood area

### FINANCIAL

Property tax 7631.97 €
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