



€ 2.600.000 | SINT-PIETERS-WOLUWE | REF. 6642577



LIVING SURFACE

 456 m²


LAND SURFACE

 1589 m²


BEDROOMS

8



BATHROOMS

6



GARAGES

1

Prince Baudouin, exceptional villa on a plot of ± 16 ares

 **1150 Sint-Pieters-Woluwe**


Prince Baudouin, magnificent villa of ± 572 m² on a plot of ± 16 ares, ideally oriented to the South-West. Fully renovated in 2014, it is composed as follows: on the ground floor, an entrance hall, WC, and cloakroom, a living room of ± 67 m², a kitchen of ± 27 m², a small lounge of ± 32 m², and a bedroom of ± 20 m² with an en-suite bathroom of ± 5.4 m². On the upper floors, there are 7 bedrooms and 5 bathrooms. Additional features include a ± 55 m² garage for two cars, parking spaces in front of the house, cellars, and several terraces. Also: a laundry room, a rainwater tank, compliant electrical installations, and a gas fireplace. The front section of the property can be used as an independent studio, an office, or a concierge area. An exceptional property with a ± 885 m² garden, ideally oriented and sunny all day. EPC D+.

Characteristics

GENERAL

Type	house	City	Sint-Pieters-Woluwe
Price	€ 2.600.000	Living surface	456 m ²
Land surface	1589 m ²	Terrace surface	115 m ²
Bedrooms	8	Bathrooms	6
Garages	1	Parkings	2
Floors	2	Available	vanaf akte
Construction year	2006	State	very good state
Garden surface	885 m ²	Facades	4
Kitchen (type)	hyper equipped	Office	✓
Office area	32 m ²	Toilets	7
Laundry room	✓	Heating (type)	individual
		Heating	gas (centr. heat.)
Neighborhood	quiet	Neighborhood	city
Cellar	✓	Double glass	✓
PEB	208 kW/m ²	PEB category	D
EPC code	20150214-0000271323-01-3		

MANDATORY INFO

Building permit License issued	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit No sales permit	 Flood prone area not located in flood area

FINANCIAL

Property tax 7429 €

