



€ 6.950 | OUDERGEM | REF. 6696884



LIVING SURFACE

400 m<sup>2</sup>



LAND SURFACE

2000 m<sup>2</sup>



BEDROOMS

5



BATHROOMS

6



GARAGES

2

## House at Oudergem

 **Rue de l'Application 50, 1160 Oudergem**

Discover exclusively at Victoire - Junot - [www.victoire.be](http://www.victoire.be) - Tel: 02 375 10 10


Auderghem - Charming, prestigious residence offering exceptional comfort. The main house, with a surface area of 400 m<sup>2</sup>, comprises on the first floor: a main entrance hall with checkroom and guest toilet, a family room, a dining room (20 m<sup>2</sup>), a living room (40 m<sup>2</sup>) with open fire, a super-equipped kitchen (30 m<sup>2</sup>) opening onto the dining room, a library/study (16 m<sup>2</sup>), a gym and a magnificent jacuzzi. On the 1st floor: a master suite with dressing room and bathroom + shower, a laundry room, an office with bathroom and WC, a 2<sup>e</sup> bedroom with dressing room and shower room, a 3<sup>e</sup> bedroom with bathroom and dressing room. On the 2<sup>e</sup> floor: 2 bedrooms, a dressing room, a bathroom + shower and toilet. In addition, the property has a 50 m<sup>2</sup> double garage, an outdoor swimming pool, numerous cellars, including a wine cellar for a total of 200 m<sup>2</sup>. Outdoor parking for 5 cars. Garden of 8 ares. Possibility of renting an additional 70 m<sup>2</sup> one-bedroom duplex. PEB D. A must-see! Further information: [www.victoire.be](http://www.victoire.be)

## Characteristics

### GENERAL

|              |                       |                   |                    |
|--------------|-----------------------|-------------------|--------------------|
| Type         | house                 | City              | Oudergem           |
| Price        | € 6.950               | Living surface    | 400 m <sup>2</sup> |
| Land surface | 2000 m <sup>2</sup>   | Terrace surface   | 40 m <sup>2</sup>  |
| Bedrooms     | 5                     | Bathrooms         | 4                  |
| Shower rooms | 2                     | Garages           | 2                  |
| Parkings     | 5                     | Floors            | 2                  |
| Available    | onmiddellijk          | Construction year | 2005               |
| State        | very good state       | Garden surface    | 600 m <sup>2</sup> |
| Facades      | 4                     | Kitchen (type)    | hyper equipped     |
| Office       | ✓                     | Office area       | 16 m <sup>2</sup>  |
|              |                       | Toilets           | 7                  |
| Laundry room | ✓                     | Heating (type)    | individual         |
|              |                       | Heating           | gas                |
| Neighborhood | quiet                 | Neighborhood      | quiet              |
| Cellar       | ✓                     | Double glass      | ✓                  |
| PEB          | 189 kW/m <sup>2</sup> | PEB category      | D                  |

### MANDATORY INFO

|                    |               |  |   |
|--------------------|---------------|--|---|
| Building permit    | Not announced | Summons and recovery claim   | no legal correction or administrative measure imposed |
| Urban destination  | living zone   | Pre-emption right  | Not announced   |
| Subdivision permit | Not announced |  Flood prone area | not located in flood area                             |

### FINANCIAL

|                |       |                |          |
|----------------|-------|----------------|----------|
| Tenant charges | 850 € | Rental deposit | 2 months |
|----------------|-------|----------------|----------|



