

Keystones

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Charming house for sale

€ 825.000

Rue Dekens 15 1040 Etterbeek







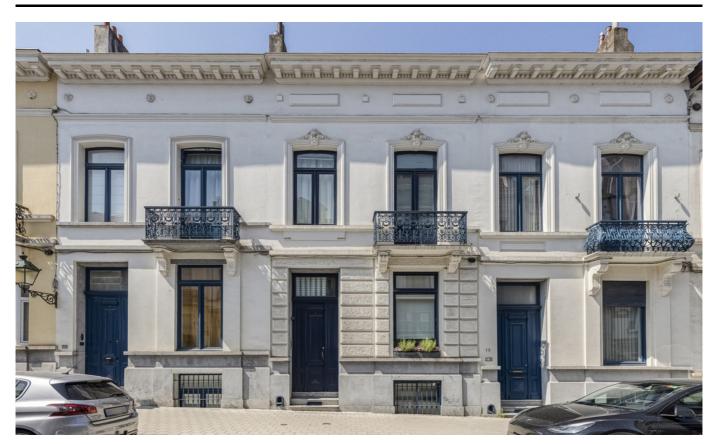




















Description

UNDER OPTION - CINQUANTENAIRE - In a pleasant area, close to the Parc du Cinquantenaire, shops, European institutions and major roads, beautiful family house of +/- 210m2 on a plot of 1a10, located in a quiet street within walking distance of metro Schuman - On the ground floor, entrance hall, living room of +/- 56m2 with open kitchen and access to the terrace and garden. On the entresol, guest toilet and bureau. On the 1st floor, 1 bedroom of +/-23m2 and spacious bathroom with shower, double sink on cabinet and toilet with access to the terrace. On the 2nd floor, bedroom 2 of +/-13m2, bathroom and bedroom 3 of +/-13m2 with mezzanine. Several cellars - Gas central heating, photovoltaic panels, double-glazed wooden frames (1984, 2011 and 2021), electrical conformity, PEB E - Possibility to buy a garage (45.000€) - Nice opportunity!

Details

General information

Construction year

1910

State

Good state

Type of construction

Attached

Floors

2

Garden

40 m²

Orientation of the rear front

North-east

Terraces

2

Terrace 1

south-west

Garage

Yes

Garages

1

Parking inside

No

Layout

Living room

56 m²

Kitchen

Yes (US fully fitted)

Bureau

Yes

Bedroom 1

23 m²

Bedroom 2

13 m²

Bedroom 3

13 m²

Toilets

3

Cellar

Yes

Laundry **Yes** In the proximity

Environment

Central

Shops nearby

Yes

School nearby

Yes

5.000 m

Dimensions

Ground area

110 m²

Habitable surface

210 m²

Width at the street

6 m

Front width

6 m

Comfort

Handicap friendly

No

Elevator

No

Pool

No

Energy

EPC

259 kWh/m²

CO2 emission

52kg CO2/m²

Windows

Wood

Electricity certificate

Yes, conform

Heating type

Condensation Heating

Individual

Financial

Price

€ 825.000

Land registry income

€ 1.280

Liberal profession possible

Yes

Reference

Dekens 15

Available

At the contract

Spatial planning

Destination

Not disclosed

Building permission

Yes

Intimation

Not disclosed

Parcelling permission

Not disclosed

Right of pre-emption

Not disclosed

Flooding area

Not located in flood area