








## Family house for sale

Avenue des Lis 6 1950 Kraainem

**€ 495.000**

 2  1  148 m<sup>2</sup>  260 m<sup>2</sup>  332 m<sup>2</sup>  10 m<sup>2</sup>  1



# Description

SOLD - Semi-detached house of +/- 148m<sup>2</sup>, located in a green residential area close to public transport (metro Kraainem), international schools (American, European and German school). It is composed of a bright living-room of +/- 53m<sup>2</sup>, fully open equipped kitchen with access to the garden, guest toilet, 2 bedrooms (15m<sup>2</sup>, 11m<sup>2</sup>), dressing (+/-5m<sup>2</sup>), bathroom, converted attic (open space), cellar and garage. Rental obligation to be respected! - Worth to be seen.

## Details

### General information

Construction year  
**1959**

Renovation  
**2016**

State  
**To be renovated**

Type of construction  
**Semi detached**

Floors  
**2**

Garden  
**260 m<sup>2</sup>**

Orientation of the rear front  
**South-east**

Terraces  
**1**

Terrace 1  
**10 m<sup>2</sup>**

Terrace 2  
**0 m<sup>2</sup>**

Garage  
**Yes**

Garages  
**1**

Carport  
**No**

Parkings outside  
**1**

Parking inside  
**Yes**

Parkings inside  
**1**

### Layout

Living room  
**53 m<sup>2</sup>**

Kitchen  
**Yes (US hyper equipped)**

Bedroom 1

**15 m<sup>2</sup>**

Bedroom 2

**11 m<sup>2</sup>**

Toilets

**2**

Cellar

**Yes**

### In the proximity

Environment  
**City**

Shops at  
**500 m**

School at  
**1.000 m**

Public transport at  
**500 m**

Sport center at  
**1.000 m**

### Dimensions

Ground area  
**332 m<sup>2</sup>**

Habitable surface  
**148 m<sup>2</sup>**

Width at the street  
**0 m**

### Comfort

Handicap friendly  
**No**

Elevator  
**No**

Blinds  
**No**

Pool  
**No**

### Energy

EPC  
**395 kWh/m<sup>2</sup>**

Windows  
**Vinyl**

Electricity certificate  
**Yes, conform**

Heating type  
**Gas**

Heating  
**Individual**

### Financial

Price  
**€ 495.000**

Land registry income  
**€ 1.673**

Reference  
**Lis**

Available  
**Tbd with the tenant**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**

Flooding area  
**Not located in flood area**