Keystones

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# Family house for sale

Rue des Bluets 5 1950 Kraainem

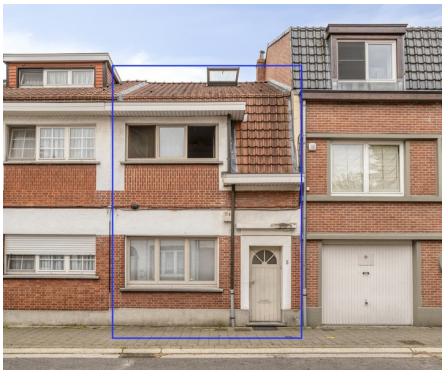
**€ 498.000**

2 | 1 | 120 m² | 70 m² | 122 m² | 1











# Description

Semi-detached house of approx. 120m², ideally located in a residential area close to public transport (bus, Kraainem metro) and international schools (American, German, and European). The house comprises a very bright living room (approx. 32m²) with an open-plan equipped kitchen and access to a south-facing garden with spacious terrace, a guest toilet, two bedrooms (approx. 14m² and 11m²), a bathroom, an attic converted into a relaxation area/office (approx. 27m², currently accessible via the second bedroom), and a small cellar. Option to purchase a garage within walking distance for €35,000 – A must-see!

# Details

## General information

Construction year
**1939**
Renovation
**2009**
State
**To be renovated**
Type of construction
**Attached**
Floors
**2**
Garden
**70 m²**
Orientation of the rear front
**South**
Terraces
**1**
Terrace 1
**south**
Garage
**Yes**
Garages
**1**

## Layout

Living room
**32 m²**
Kitchen
**US hyper equipped**
Bureau
**27 m²**

Bedroom 1
**14 m²**
Bedroom 2
**11 m²**

Bathroom
**shower in bath**
Shower rooms
**6**
Toilets
**2**

## In the proximity

Environment
**Residential area**
Shops at
**500 m**
School nearby
**Yes**
**2.000 m**

## Dimensions

Ground area
**122 m²**
Habitable surface
**120 m²**
Width at the street
**5 m**

## Comfort

Handicap friendly
**No**
Elevator
**No**
Pool
**No**

## Energy

EPC
**341 kWh/m²**
Windows
**Wood**
Electricity certificate
**Yes, not conform**
Heating type
**Condensation**
Heating
**Individual**

## Financial

Price
**€ 498.000**
Land registry income
**€ 708**
Indexed land registry income
**€ 1.845**
Land tax
**€ 806**
Reference
**Bluets 5**
Available
**At the contract**

## Spatial planning

Destination
**Not disclosed**
Building permission
**Not disclosed**
Intimation
**Not disclosed**
Parcelling permission
**Not disclosed**
Right of pre-emption
**Not disclosed**
Flooding area
**Potential flood area**