

House for sale

Avenue Hebron 83 1950 Kraainem

€ 795.000

 4  2  310 m²  400 m²  500 m²  1



Description

SOLD - In a residential area of Kraainem, close to public transport (bus and Kraainem metro) and international schools, beautiful semi-detached villa of +/-310m2 with a traditional Normand-style roof. The villa has been partially renovated and is ideal for families seeking space, light, and comfort. The ground floor consists of a spacious entrance hall with a guest toilet, an office of +/-14 m², a bright living room of +/-43 m² with access to the terrace and garden, and a kitchen of +/- 12 m². On the first floor, a master bedroom of +/-16m² with an en-suite bathroom with toilet, a second bedroom of +/-17m², a third bedroom of +/-15m², and a fourth bedroom of +/-12m², as well as a second bathroom and toilet. The basement includes several cellars, a laundry room, and a large two-car garage. Features include gas central heating (condensation), an alarm system, double-glazed windows, electricity in conformity, PEB B. Rental obligation to be respected - Don't miss this opportunity!

Details

General information

Construction year	1991
Renovation	2018
State	To be renovated
Type of construction	Semi detached
Floors	2
Garden	400 m²
Orientation of the rear front	North-east
Terrace 1	north-west
Garage	Yes
Garages	1
Parkings outside	2
Parkings inside	2

Layout

Living room	43 m²
Kitchen	12 m² (fully fitted)
Bureau	14 m²

Bedroom 1	16 m²
Bedroom 2	17 m²
Bedroom 3	15 m²
Bedroom 4	12 m²

Toilets	3
---------	---

Cellar	Yes
Laundry	Yes
Attic	Yes

In the proximity

Environment	Residential area
Shops nearby	Yes
School at	500 m
Public transport at	190 m
	3.000 m
Sport center at	1.300 m

Dimensions

Ground area	500 m²
Habitable surface	310 m²
Surface main building	306 m²

Comfort

Handicap friendly	Yes
Alarm	Yes
Elevator	No
Pool	No

Energy

EPC	143 kWh/m²
Windows	Vinyl
Electricity certificate	Yes, conform
Heating type	Condensation
Heating	Individual

Financial

Price	€ 795.000
Indexed land registry income	€ 9.008
Land tax	€ 3.110
VAT applied	No
Liberal profession possible	Yes
Reference	Hebron 83
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	Not located in flood area