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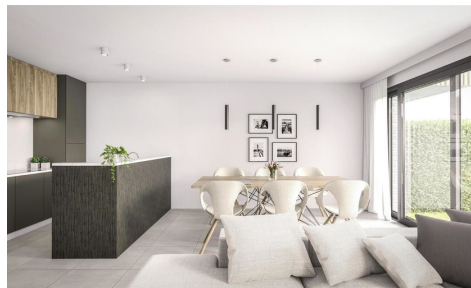
**E-mail:** tom@fw4.be

## For sale - Charming house

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

On request

Ref. C 02.02



Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 345m<sup>2</sup>

Surf. terrace: 1234m<sup>2</sup>

PEB/EPB: 100kwh/m<sup>2</sup>/j

## Description

Dit is de korte beschrijving in het **Engels**. Hier komt informatie over de naburige winkels over het pand en mag enkel getond worden met die speciale link.

Bob is ne wielerfanaat, maar heeft nog zijwiletjes

Johan speet petanque en is Belgisch kampioen

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## Financial

Price: Info at the office

Available: At the contract

Available date: 22 September 2014

Indexed land registry income: € 55.454,00

Costs: € 8.888,00/month

Kiekeboe is het lievelingsboekje van den Bob  
ENG

Transfer of shares: Yes

Land tax: € 656.565,00

## Building

Habitable surface: 345,00 m<sup>2</sup>

Fronts: 3

Floor: 2

Number of floors: 3

Net area: 456,00 m<sup>2</sup>

Gross area: 789,00 m<sup>2</sup>

Main area: 567 m<sup>2</sup>

Front width: 34,00 m

## Comfort

Air conditioning: Yes

## Energy

EPC score: 100

EPC total score: 123 kWh/year

EPC code: ABC-123

EPC class: C

EPC co2 emission: 200

Electricity certificate: Yes, conform

## Terrain

Ground depth: 34,00 m

Garden: Yes (234,00 m<sup>2</sup>)

## Layout

Terrace: 1.234,00 m<sup>2</sup>

Cellar: 121,00 m<sup>2</sup>

## Planning

Building permission: No

Environmental permit: Yes

Destination: Rural residential area

Intimation: Existing summon

Right of pre-emption: Yes

Parcelling permission: No

Flooding area:



Flood area - delimited flood area - Details: Johan  
en Bob zijn fietsbudies. Johan heeft wel een  
moteurke en zo is hij sneller dan Bob ENG

Summons: No

Map of land authority: Yes

Ground certificate: Yes

## Parking

Parkings outside: 5

Parkings inside: 4