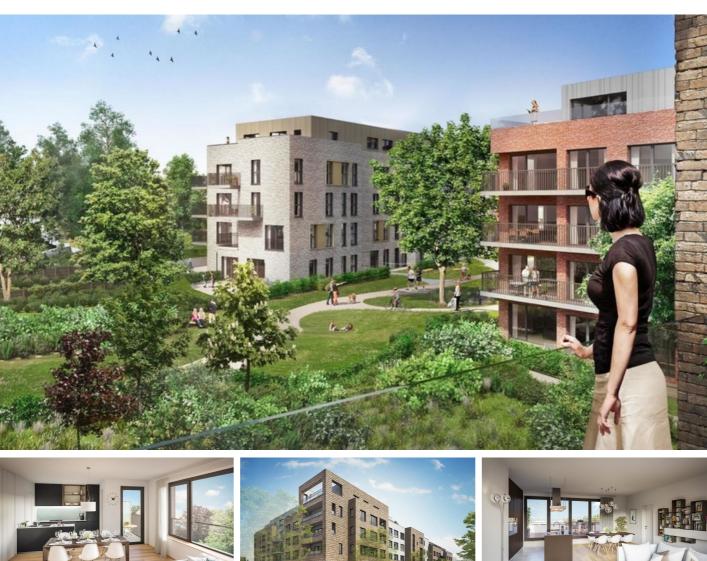


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### For sale - Villa

€ 760.000 Ref. 2306075

Grote prijzenlaan 59, 1150 Woluwe-Saint-Pierre



Number of bedrooms: 3 Number of bathrooms: 2 Availability: tbd with the owner Surf. Living: 495m<sup>2</sup> Surf. Plot: 1600m<sup>2</sup> Neighbourhood: quiet PEB/EPB: 219kwh/m<sup>2</sup>/j Glazing type: double glazing, tripple glazing

## Description

### **Financial**

Price: € 760.000,00 VAT applied: No Available: Tbd with the owner Transfer of shares: Yes

# Building

Habitable surface: 495,00 m<sup>2</sup> State: Very good state

# Comfort

Alarm: Yes Smoke detector: Yes Security door: Yes

#### Energy

EPC score: 219 EPC class: E Double glazing: Yes, thermic isol. Glazing type: Double glazing, tripple glazing Windows: Aluminium Electricity certificate: Yes, conform Heating type: Gas (centr. heat.) Heating: Individual Water tank: 3.000 L Location Environment: Quiet

#### Terrain

Ground area: 1.600,00 m<sup>2</sup> Ground depth: 33,00 m Width at the street: 23,00 m Garden: Yes

#### Layout

Storage: Yes Bureau: 10,00 m<sup>2</sup> Bedroom 1: 14,00 m<sup>2</sup>, cork Bedroom 2: 17,00 m<sup>2</sup>, cork Bedroom 3: 22,00 m<sup>2</sup>, cork Bathroom 1: 12,00 m<sup>2</sup> Bathroom type: Shower and bath tub Bathroom 2 : 12,00 m<sup>2</sup> shower and bath tub Laundry: Yes Wine cellar: Yes Attic: 23.00 m<sup>2</sup>

#### Planning

Destination: Living zone Building permission: Yes Parcelling permission: No Right of pre-emption: No As-built certification: Yes Intimation: No Flooding area: Flood area - delimited flood area Summons: Yes Environmental permit: Yes

## Parking

Garage: Yes