



T 02 791 69 00 E info@keystones.be

Charming house for sale

€ 945.000

Avenue Edmond Parmentier 28 1150 Woluwe-Saint-Pierre

























Description

OMBRAGE/PARMENTIER - In a pleasant neighborhood, close to the Parc de la Woluwe, shops and main roads, beautiful family house of +/- 263m2 on a plot of 2a15, located within walking distance of schools and public transport (bus 36 and tram 39/44) - On the ground floor, entrance hall, living room of +/- 60m2 with American kitchen and access to the terrace and charming garden, on the entresol guest toilet and bathroom. On the 1st floor, master bedroom of +/- 17m2, bedroom 2 of +/- 15m2 and bedroom 3/office of +/- 7m2. On the 2nd floor, bedroom 4 of +/- 17m2, shower room and bedroom 5 of +/- 15m2. On the 3rd floor, TV lounge or playroom of +/- 26m2. Cellars and laundry in the basement - Central heating (mazout), wooden frames with double glazing, PEB G - Total photo coverage on our website www.keystones.be - To be seen!

Details

General information

Construction year

1910

State

Good state

Type of construction

Attached

Floors

4

Orientation of the rear front

North

Terraces

1

Terrace 1

6 m²

north

Terrace 2

6 m²

Parkings outside

1

Parking inside

No

Layout

Living room

60 m²

Kitchen

20 m² (US hyper equipped)

Bureau

Yes

Veranda

Yes

Bedroom 1

17 m²

Bedroom 2

15 m²

Bedroom 3

17 m² Bedroom 4

45 m²

15 m² Bedroom 5

7 m²

Bathroom

shower and bath tub

Shower rooms

1

Toilets

2

Cellar

Yes

In the proximity

Environment

Residential area

Shops nearby

Yes

School nearby

Yes

Public transport at

500 m

5.000 m

Sport center at

1.000 m

Dimensions

Ground area

215 m²

Habitable surface

263 m²

Width at the street

6 m

Front width

6 m

Comfort

Handicap friendly

No

Elevator

No

Pool

No

Energy

EPC

440 kWh/m²

CO2 emission

112kg CO2/m²

Windows

Wood

Electricity certificate

No

Heating type

Oil (centr. heat.)

Heating

Individual

Financial

Price

€ 945.000

Land registry income

€ 2.212

Indexed land registry income

€ 4.965

Land tax

€ 2.192

Liberal profession possible

Yes

Reference

Parmentier 28

Available

At the contract

Spatial planning

Destination

Not disclosed

Building permission

Yes

Intimation

Not disclosed

Parcelling permission

Not disclosed

Right of pre-emption **Not disclosed**

Flooding area

Not located in flood area

Yes
Attic
Yes