

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