

## Family house for sale

Avenue Van Crombrughe 132 1150 Woluwe-Saint-Pierre

€ 598.000



4



1



220 m<sup>2</sup>



120 m<sup>2</sup>



195 m<sup>2</sup>



1



# Description

STE ALIX - Within walking distance of Place Sainte-Alix, in a quiet street, nice 2-facade house of +/-220m2, built in 1950 on a east-facing plot of 1a95ca. The house consists, on the ground floor, of an entrance hall with cloakroom, living room of +/- 33m2, separate kitchen with access to the east-facing garden with open views. On the 1st floor, 3 bedrooms of +/-15,5, +/-15 and +/-9m2 and bathroom with bath, shower and toilet. On the 2nd floor, bedroom 4 and large convertible attic currently. Garage, laundry and cellars - Double glazing and heating on gas - The house will need a renovation budget - Ideal location close to schools, shops, bus 36, parks and main roads! - To see without delay!

## Details

### General information

Construction year  
**1950**

State  
**To be renovated**

Type of construction  
**Attached**

Floors  
**2**

Garden  
**120 m²**

Terrace 1  
**east**

Garage  
**Yes**

Garages  
**1**

Parkings outside  
**1**

### Layout

Living room  
**33 m²**

Kitchen  
**Yes (fully fitted)**

Bedroom 1  
**16 m²**

Bedroom 2  
**15 m²**

Bedroom 3  
**9 m²**

Bedroom 4  
**12 m²**

Bathroom  
**shower and bath tub**

Toilets  
**2**

Cellar  
**Yes**

Laundry  
**Yes**

Attic  
**Yes**

### In the proximity

Environment  
**Quiet**

Shops at  
**50 m**

School nearby  
**Yes**  
**2.000 m**

### Dimensions

Ground area  
**195 m²**

Habitable surface  
**220 m²**

Width at the street  
**6 m**

Front width  
**6 m**

### Comfort

Handicap friendly  
**No**

Parlophone  
**Yes**

Elevator  
**No**

Blinds  
**Yes**

Pool  
**No**

### Energy

EPC  
**461 kWh/m²**

CO2 emission  
**91kg CO2/m²**

Windows  
**Vinyl**

Electricity certificate  
**Yes, not conform**

Heating type  
**Gas (centr. heat.)**

### Financial

Price  
**€ 598.000**

Land registry income  
**€ 1.584**

Reference  
**Van Crombrugghe 132**

Available  
**Tbd with the tenant**  
**01 December 2025**

### 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**