





**House for sale**

Oscar de Burburelaan 101 1950 Kraainem

**€ 399.000**

 3  1  151 m<sup>2</sup>  330 m<sup>2</sup>



# Description

UNDER OPTION - Close to shops, public transport and main roads, charming 3-facade house to renovate on nice plot of land of 3a30ca with open views - On the ground floor (+/-53m2), entrance hall, living room with open fire, dining room, separate kitchen, toilet, workshop and cellar. On the 1st floor, 2 bedrooms, bedroom 1 presently associated with dressing/office, shower room and toilet. On the 2nd floor, bedroom 3, bathroom, storage. Parking in front of the house. Recent gas condensation heater. Great potential for renovation (with or without permis). To be seen without delay!

## Details

### General information

Construction year

**1930**

Renovation

**1980**

State

**To be renovated**

Type of construction

**Semi detached**

Floors

**2**

Orientation of the rear front

**West**

Terraces

**1**

Terrace 1

**west**

Parkings outside

**1**

Parking inside

**No**

### Layout

Kitchen

**Yes (semi fitted)**

Bureau

**12 m<sup>2</sup>**

Bedroom 1

**20 m<sup>2</sup>**

Bedroom 2

**20 m<sup>2</sup>**

Bedroom 3

**9 m<sup>2</sup>**

Bathroom

**bath**

Shower rooms

**1**

Toilets

**3**

Cellar

**Yes**

Attic

**Yes**

### In the proximity

Environment

**Free sight**

Shops at

**50 m**

School nearby

**Yes**

**2.000 m**

### Dimensions

Ground area

**330 m<sup>2</sup>**

Habitable surface

**151 m<sup>2</sup>**

Width at the street

**5 m**

### Comfort

Handicap friendly

**No**

Elevator

**No**

Pool

**No**

### Energy

EPC

**421 kWh/m<sup>2</sup>**

Windows

**Wood**

Electricity certificate

**Yes, not conform**

Heating type

**Condensation**

Heating

**Wall heating**

### Financial

Price

**€ 399.000**

Reference

**De Burbure 101**

Available

**At the contract**

**01 April 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**