

**House for sale**

Avenue Hebron 83 1950 Kraainem

**€ 795.000**

 4  2  310 m<sup>2</sup>  400 m<sup>2</sup>  500 m<sup>2</sup>  1



# Description

In a residential area of Kraainem, close to public transport (bus and Kraainem metro) and international schools, beautiful semi-detached villa of +/- 310m<sup>2</sup> with a traditional Normand-style roof. The villa has been partially renovated and is ideal for families seeking space, light, and comfort. The ground floor consists of a spacious entrance hall with a guest toilet, an office of +/-14 m<sup>2</sup>, a bright living room of +/-43 m<sup>2</sup> with access to the terrace and garden, and a kitchen of +/- 12 m<sup>2</sup>. On the first floor, a master bedroom of +/-16m<sup>2</sup> with an en-suite bathroom with toilet, a second bedroom of +/-17m<sup>2</sup>, a third bedroom of +/-15m<sup>2</sup>, and a fourth bedroom of +/-12m<sup>2</sup>, as well as a second bathroom and toilet. The basement includes several cellars, a laundry room, and a large two-car garage. Features include gas central heating (condensation), an alarm system, double-glazed windows, electricity in conformity, PEB B. Rental obligation to be respected - Don't miss this opportunity!

## Details

### General information

Construction year

**1991**

Renovation

**2018**

State

**To be renovated**

Type of construction

**Semi detached**

Floors

**2**

Garden

**400 m<sup>2</sup>**

Orientation of the rear front

**North-east**

Terrace 1

**north-west**

Garage

**Yes**

Garages

**1**

Parkings outside

**2**

Parkings inside

**2**

### Layout

Living room

**43 m<sup>2</sup>**

Kitchen

**12 m<sup>2</sup> (fully fitted)**

Bureau

**14 m<sup>2</sup>**

Bedroom 1

**16 m<sup>2</sup>**

Bedroom 2

**17 m<sup>2</sup>**

Bedroom 3

**15 m<sup>2</sup>**

Bedroom 4

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

Toilets

**3**

Cellar

**Yes**

Laundry

**Yes**

Attic

**Yes**

### In the proximity

Environment

**Residential area**

Shops nearby

**Yes**

School at

**500 m**

Public transport at

**190 m**

Sport center at

**1.300 m**

### Dimensions

Ground area

**500 m<sup>2</sup>**

Habitable surface

**310 m<sup>2</sup>**

Surface main building

**306 m<sup>2</sup>**

### Comfort

Handicap friendly

**Yes**

Alarm

**Yes**

Elevator

**No**

Pool

**No**

### Energy

EPC

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

Windows

**Vinyl**

Electricity certificate

**Yes, conform**

Heating type

**Condensation**

Heating

**Individual**

### Financial

Price

**€ 795.000**

Indexed land registry income

**€ 9.008**

Land tax

**€ 3.110**

VAT applied

**No**

Liberal profession possible

**Yes**

Reference

**Hebron 83**

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

**Not located in flood area**