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# FOR SALE - VILLA

**€ 650.000**

**Wezembeekstraat 1, 1950 Kraainem**

**Ref.**









Number of bedrooms: 3
Number of bathrooms: 2
Garages: 2
Availability: at the contract

Surf. Plot: 5138m²
Surf. terrace: 13m²
Neighbourhood: countryside

PEB/EPB: 234kwh/m²/j
Glazing type: tripple glazing, tripple glazing

# DESCRIPTION

## FINANCIAL

Price: € 650.000,00
VAT applied: No
Available: At the contract

## BUILDING

Fronts: 4
Construction year: 1998
Renovation: 2006
Front width: 13,00 m
Style: Pastorial
Type roof: Slooping roof
Facade front: Brick
Facade rear: Brick
Orientation rear: South

## COMFORT

Handicap friendly: No
Alarm: Yes
Parlophone: Yes
Smoke detector: Yes
Fireplace: Yes
Air conditioning: No
Pool: Yes

## ENERGY

EPC score: 234
Double glazing: Yes, thermic isol.
Glazing type: Tripple glazing, tripple glazing
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Oil (centr. heat.)
Heating: Individual
Solar panels: Photovoltaic
Water tank: 4.500 L
Oil tank: 5.000 L
Oil tank certificate: Yes

## LOCATION

Environment: Countryside
School nearby: 1.000m
Shops nearby: 3.000m
Public transport nearby: 800m
Highway nearby: No

## TERRAIN

Ground area: 5.138,00 m²
Ground depth: 65,00 m
Width at the street: 34,00 m
Orientation terrace: South east
Orientation terrace 1: South-east
Orientation terrace 2: South-west

## LAYOUT

Entrance hall: 5,00 m²
Living room: 23,00 m²
Dining room: 18,00 m²
Kitchen: 13,00 m², US fully fitted
Storage: Yes
Bureau: Yes
Veranda: No
Nighthall: Yes
Bedroom 1: 15,00 m², carpet
Bedroom 2: 14,00 m², parquet
Bedroom 3: 17,00 m², linoleum
Bathroom 1: 12,00 m²
Bathroom type: Shower and bath tub
Bathroom 2 : 9,00 m² all comfort
Toilets: 2
Terrace: 12,00 m²
Second terrace: 13,00 m²
Attic: 30,00 m²

## PLANNING

Building permission: Not disclosed
Environmental permit: Yes
Destination: Living zone
Intimation: No

Right of pre-emption: No
Parcelling permission: Yes
Urban info: Yes
As-built: No
As-built certification: Yes
Flooding area: Not located in flood area
Summons: No
Ground certificate: Yes

## PARKING

Garage: 2
Carport: 1
Parkings outside: 2