

## For sale - House

**Sold**

**1150 Woluwe-Saint-Pierre**

**Ref. 6255231**



Number of bedrooms: 4  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 160m<sup>2</sup>  
Surf. Plot: 219m<sup>2</sup>  
Surf. terrace: 8m<sup>2</sup>

PEB/EPB: 482kwh/m<sup>2</sup>/j  
Glazing type: thermic isol.

## Description

Charming house in need of renovation, close to Joli Bois and Saint Alix, built in 1956 with very good materials, partially renovated, 6 m frontage, 9,80 m depth of construction, lovely south-east-facing garden, living room approx. 30 m², semi-fitted kitchen, toilet, four bedrooms, shower room, converted attic, garage for one car, two cellars EPC: G - 482 kWh/m².

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### Financial

Price: € 540.000,00  
VAT applied: No  
Available: At the contract  
Servitude: No

### Building

Habitable surface: 160,00 m²  
Fronts: 2  
Construction year: 1956  
State: To be renovated  
Number of floors: 3  
Main area: 55 m²

### Comfort

Furnished: No  
Handicap friendly: No  
Elevator: No  
Pool: No

### Energy

EPC score: 482 kWh/m²/year  
EPC class: G  
EPC co2 emission: 97  
Double glazing: Yes  
Glazing type: Thermic isol.  
Windows: Wood or pvc  
Electricity certificate: Yes, not conform  
Heating type: Gas  
Heating: Individual

### Location

School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

### Terrain

Ground area: 219,00 m²  
Width at the street: 6,00 m  
Garden: Yes (135,00 m²)

### Layout

Entrance hall: 11,00 m²  
Living room: 28,00 m²  
Kitchen: 9,00 m², fully fitted  
Bedroom 1: 15,00 m²  
Bedroom 2: 14,00 m²  
Bedroom 3: 5,00 m²  
Bedroom 4: 21,00 m²  
Bedroom 5: 14,00 m²  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 2  
Terrace: 8,00 m²  
Cellar: Yes  
Attic: Yes,

### Technics

Electricity: Yes  
Phone cables: Yes

### Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: No  
Summons: No

## **Parking**

Garage: 1

Parkings outside: 1

Parkings inside: 1