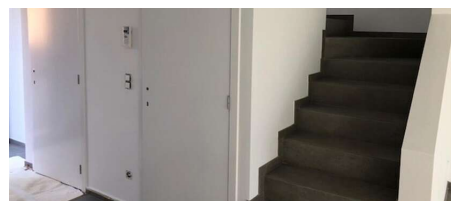


## For rent - Family house

**€ 1.900**

**Kapellehof 40 BA, 1933 Sterrebeek**

**Ref. 3958219**



Number of bedrooms: 3

Number of bathrooms: 2

Availability: tbd with the owner

Surf. Living: 175m<sup>2</sup>

Surf. Plot: 500m<sup>2</sup>

Surf. terrace: 17m<sup>2</sup>

Neighbourhood: quiet

PEB/EPB: 34kwh/m<sup>2</sup>/j

## Description

Very nice recent house ( 2020) close to the centre of Sterrebeek, charming garden with a shed, living room with access to the terrace and the garden, superb and fully fitted kitchen, 3 bedrooms, separate shower room, fully equipped bathroom, large storage, carport. EPC : 34 kWh/m2/year

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## Financial

Price: € 1.900,00 per month  
Available: Tbd with the owner  
Available date: 01 September 2024  
Rental guarantee: 3 months  
Servitude: No

## Building

Habitable surface: 175,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 2020  
State: Very good state  
Number of floors: 2  
Main area: 100 m<sup>2</sup>  
Orientation facade: North-east

## Comfort

Furnished: No  
Handicap friendly: No  
Alarm: Yes  
Elevator: No  
Pool: No

## Energy

EPC score: 34 kWh/m<sup>2</sup>/year  
EPC total score: 4759 kWh/year  
EPC code: 23094-G-DBA\_2017054096  
EPC class: A  
Double glazing: Yes  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Water tank: Yes

## Location

Environment: Quiet, residential area  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## Terrain

Ground area: 500,00 m<sup>2</sup>  
Garden: Yes

## Layout

Kitchen: Yes, US hyper equipped  
Bathroom type: All comfort  
Shower rooms: 1  
Toilets: 2  
Terrace: 17,00 m<sup>2</sup>  
Laundry: Yes

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Living zone  
Intimation: No legal correction or administrative measure imposed  
Flooding area: Not located in flood area

## Parking

Parkings outside: 2