

For sale - House

1160 Auderghem

€ 485.000

Ref. 6798507



Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 144m²
Surf. Plot: 144m²
Surf. terrace: 20m²

PEB/EPB: 311kwh/m²/j

Description

Discover this charming 144m² house, perfect for families who value space and comfort. The house has three full bedrooms and a bathroom with toilet, plus an additional separate toilet for extra convenience. The spacious attic offers plenty of opportunities to create an extra bedroom, hobby room or office, while the practical storage space keeps everything tidy. At the rear, you can enjoy a sunny garden with a covered terrace, ideal for relaxing outdoors all year round. Thanks to its convenient location, schools, shops and public transport are within easy reach, ideal for those who want everything close by.

Financial

Price: € 485.000,00
VAT applied: No
Available: At the contract

Building

Habitable surface: 144,00 m²
Fronts: 2
Construction year: 1933
State: To be refreshed
Number of floors: 4
Main area: 60 m²
Front width: 5,50 m

Comfort

Furnished: No
Handicap friendly: No
Elevator: No
Blinds: Yes
Fireplace: No
Pool: No

Energy

EPC score: 311 kWh/m²/year
EPC code: 20251020-0000731488-01-3
EPC class: F
EPC co2 emission: 62
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual

Location

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

Terrain

Ground area: 144,00 m²
Width at the street: 5,50 m
Garden: Yes (35,00 m²)
Orientation terrace 1: North

Layout

Entrance hall: 8,00 m²
Living room: 28,50 m²
Kitchen: Yes
Storage: Yes
Veranda: No
Bedroom 1: 17,00 m²
Bedroom 2: 13,00 m²
Bedroom 3: 12,00 m²
Bathroom type: Bath
Toilets: 2
Terrace: 20,00 m²
Second terrace: 20,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

Technics

Electricity: Yes
Phone cables: Yes

Planning

Destination: Not disclosed

Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: No
Intimation: Not disclosed

Parking

Garage: 0
Parkings outside: 0
Parkings inside: 0