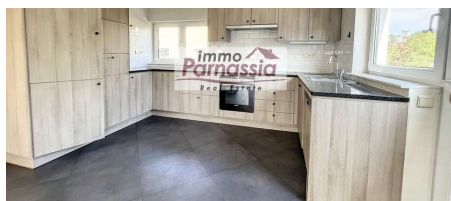


## For sale - Villa

1933 Sterrebeek

**€ 870.000**

**Ref. 5416272**



Number of bedrooms: 6  
Number of bathrooms: 4  
Garages: 2

Surf. Living: 300m<sup>2</sup>  
Surf. Plot: 525m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: residential area

PEB/EPB: 107kwh/m<sup>2</sup>/j  
Glazing type: thermic and  
acoustic isol.

# Description

Enter the world of every comfort and space with this move-in ready 4-fronted villa, located in a residential area. This beautiful property welcomes you with a newly landscaped garden that immediately exudes a sense of serenity and elegance. What really sets this villa apart is not only its modern look, but also the fact that it is asbestos-safe and has a compliant electricity network. The energy efficiency of this property is impressive, with an EPC label B, meaning there is no renovation requirement. But it doesn't stop there - this villa is equipped with solar panels, meaning you not only contribute to a sustainable future, but also enjoy lower energy costs. Located near both the German School and the American School, this villa offers the perfect family-friendly retreat. With a generous living area of 50 m², including an attractive fireplace, and a fully equipped kitchen with a spacious dining area, this home is ideal for hosting guests and enjoying time together. With no less than 6 bedrooms, a large family room and 4 full bathrooms, there is more than enough space for the whole family to live comfortably. The garage and basement offer additional storage space, while the terrace and newly landscaped garden are the perfect places to relax and enjoy the outdoors. An added bonus? In August 2023, 12 brand new photovoltaic solar panels were installed, so you not only enjoy a modern home, but also benefit from the latest technological features. Don't miss this unique opportunity to live in style and enjoy the best that life has to offer. This villa is ready to make your dreams come true. Contact us today for an exclusive viewing and discover your new home!

## Financial

Price: € 870.000,00  
VAT applied: No  
Available date: 01 April 2024  
Indexed land registry income: € 3.978,00  
Servitude: No  
Investment property: Yes  
Liberal profession possible: Yes

## Building

Habitable surface: 300,00 m²  
Fronts: 4  
Construction year: 1963  
Renovation: 2019  
State: Very good state  
Number of floors: 4  
Main area: 120 m²  
Front width: 8,00 m  
Type roof: Point roof  
Orientation facade: West

## Comfort

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

## Energy

## Location

Environment: Residential area, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## Terrain

Ground area: 525,00 m²  
Width at the street: 15,00 m  
Garden: Yes  
Orientation terrace 1: South-east

## Layout

Living room: 50,00 m²  
Kitchen: 24,00 m², hyper equipped  
Additional kitchen: Yes  
Storage: Yes  
Bureau: 8,50 m²  
Bedroom 1: 18,40 m²  
Bedroom 2: 14,25 m²  
Bedroom 3: 14,80 m²  
Bedroom 4: 13,50 m²  
Bedroom 5: 16,00 m²  
Bathroom type: All comfort  
Toilets: 5  
Terrace: 20,00 m²  
Laundry: Yes  
Cellar: Yes  
Ventilated space: Yes

EPC score: 107 kWh/m<sup>2</sup>/year  
EPC total score: 29370 kWh/year  
EPC code: 20231019-0003018976-RES-1  
EPC class: B  
EPC co2 emission: 657  
Double glazing: Yes  
Glazing type: Thermic and acoustic isol.  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Solar panels: Yes

Attic: Yes

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 20/06/2023  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No

## Parking

Garage: 2  
Parkings outside: 2