SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



€ 720.000 | WOLUWE-SAINT-PIERRE | REF. SM-45-204-NEW

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
204 m²	3	2	1	45 m²

Woluwé-Saint-Pierre: beautiful Art Deco house 3 bedrooms

PÈRE DAMIEN 45 AVENUE, 1150 Woluwe-Saint-Pierre

Victoria Junot offers you, close to Square Montgomery, in a leafy and sought-after residential neighborhood, this exceptional Art Deco style house. Covering approximately 200 sqm, it consists on the ground floor of an entrance hall, an office, a garage, a cloakroom, a laundry room, and guest toilets, as well as a cellar. The first floor features a south-facing living room filled with light, with a semi-open kitchen. Upstairs, you will find a bedroom with an en-suite shower room, as well as a second bedroom and a bathroom. Finally, the top level offers a veranda that can be converted into a third bedroom, opening onto a superb ± 45 sqm terrace, also south-facing and offering an unobstructed view. Energy Performance Certificate F The house benefits from an insulated roof, wooden frames with double glazing, and a new condensing boiler. To discover!

Characteristics

GENERAL

Type	House	City	Woluwe-Saint-Pierre
Price	€ 720.000	Living surface	204 m²
Terrace surface	45 m²	Heating	Gas
Bedrooms	3	Bathrooms	2
Garages	1	Floors	3
Construction year	1940	State	Excellent condition
Bedroom	20 m²	Bedroom	23 m²
Bedroom	16 m²	Bathroom	2
Office	14 m²	Lavatory	2
Terrace	45 m²	Living room/dining area	60 m²
Land	78 m²	Double glazing	
Internet		Intercom	
Highway		Bus	
Town centre		Shops	
Nursery		Primary school	
Secondary school		Day care	
Doctor		Metro	
Park		On main road	
Supermarket		PEB	339 kW/m²
PEB category	F		

MANDATORY INFO

Building permit
Not announced

Summons and recovery claim
Not announced

Urban destination
Not announced

Pre-emption right
Not announced

Subdivision permit
Not announced

Flood prone area
Non-flood zone

FINANCIAL

Price
€ 720.000

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