

## Nice 3 facade house to renovate with 3 garages

**€ 595.000**Rue Ferdinand Kinnen 62, 1950  
Kraainem

3



250 m²



160 m²



Beautiful three-façade house to renovate, with terrace, small garden and two garages :

Offering many possibilities, it currently comprises a beautiful entrance hall with separate toilet, a large L-shaped living room with open fire, a separate bright kitchen, a beautiful terrace (+/- 8m²) accessible from the living room and kitchen, 3 spacious bedrooms (18m², 15m², 11m²), a bathroom, a spacious unfinished attic, a cellar in the basement, a single and double garage (located in the rear of the house), a driveway with small garden.

Very good location, close to several shops, public transport and access roads.

Compliant electrical installation.

EPB certificate score: F

Price: 595.000 €

A must-see !

Exclusive to IMMO ID

## Characteristics

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### GENERAL

Address:	Rue Ferdinand Kinnen 62 1950 Kraainem
Price:	€ 595.000
Ground area:	250 m²
Habitable surface:	160 m²
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	3
Cadastral income:	€2692
Availability:	Lease contract to respect

### LAYOUT

:	10 m²
Vestiaire:	1.5 m²
Toilet 1:	1.5 m²
Living:	44 m²
Kitchen:	14 m²
Bedroom 1:	18.5 m²
Bedroom 2:	15 m²
Bedroom 3:	11 m²
Bathroom 1:	6.5 m²
Terrace:	8 m²
Garage:	14 m²
Garage:	39 m²
Basement:	8 m²
Storage:	9 m²
Attic:	46.5 m²

### COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Single
Window frame:	Alu

### EPC

EPC:	680 kWh/m²
EPC level:	F

### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not yet requested