

house with office and garage

€ 875.000

Rue Des Déportés 24, 1200 Sint-lambrechts-woluwe



3

300 m²

Welcome to this beautiful and unique bel-etage home in the heart of bustling Woluwe Saint Lambert! This property offers not only a central location, but also an abundance of comfort and possibilities. We enter the house through a large garage which leads to a spacious entrance hall. Then we find a beautiful bright room which can serve as an office, workshop or multipurpose room. Direct access to the beautiful outdoor courtyard through the large window also provides a beautiful incoming brightness. Behind the courtyard there is a compact back house that could be converted into a workhouse or storage area. The ground floor also has a first bathroom and an elevator that serves the upper floor. From this floor you are greeted by an abundance of natural light streaming through the large windows and roof skylight. The layout of the home is thoughtfully designed, with the cozy living room to the well-equipped kitchen to the quiet bedroom with adjoining full equipped bathroom. Adjacent to the living space we find another beautiful sun terrace. The second floor also features 2 additional bedrooms and bathroom with shower, toilet and sink. If you are looking for a ready to move in and cozy home with space to work at home, a quiet place to study or just a cozy corner to relax, this property offers it all. Additional assets are the favorable EPC certificate, compliant electrical installation as well as good finish-degree and a uniquely designed starry sky on the ceiling of the living space. The storage attic and cellar create even more space. The central location of this home is truly an asset. Located just steps away from shops, restaurants, public transport and all the amenities you could wish for. In addition, its proximity to several major roads and highways provides easy commuting for those who work in the city. This property is a perfect combination of location, comfort and versatility. Whether you are looking for a family home, a place to work or a little of both, this property offers everything you need and more. Don't hesitate to contact us for more information or to arrange a viewing. This is an opportunity you don't want to miss!

Characteristics

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GENERAL

Address:	Rue Des Déportés 24 1200 Sint-lambrechts-woluwe
Price:	€ 875.000
Habitable surface:	300 m ²
Facade width:	4 m
Number of bedrooms:	3
Number of bathrooms:	3
Number of garages:	1
Cadastral income (indexed):	3717
Cadastral income:	€1777
Availability:	Onact

LAYOUT

Basement:	11.5 m ²
Garage:	24 m ²
:	19.5 m ²
Bathroom 1:	5.6 m ²
:	5.5 m ²
Atelier:	37 m ²
:	2.5 m ²
:	3 m ²
:	17.5 m ²
Bedroom 1:	16 m ²
:	27 m ²
Toilet 1:	2 m ²
Kitchen:	16.5 m ²
Bathroom 2:	9.5 m ²
Storage:	4 m ²
:	3 m ²
:	2 m ²
Bedroom 2:	16 m ²
:	3 m ²
Bedroom 3:	4 m ²

COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Alu

EPC

EPC:	194 kWh/m ²
EPC level:	D-

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

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