

Family home combining authentic character with modern living comfort

€ 780.000

Rue Eeckelaers 14, 1210 Sint-jooost-ten-node



5

240 m²

Spacious and bright family home combining authentic character with modern living comfort

This elegant and spacious single-family home offers a perfect blend of authentic character features and contemporary comfort. With its well-designed layout, generous living areas and abundant natural light, this property provides an ideal living environment for families seeking space, comfort and quality of life.

The welcoming entrance hall leads to a bright and inviting living area. The ground floor features a cosy living room flowing into a spacious dining area and a fully equipped kitchen. The kitchen provides direct access to a pleasant terrace, ideal for outdoor relaxation and entertaining.

A split-level floor accommodates a bathroom fitted with a bathtub, washbasin and toilet.

The first floor offers two spacious and comfortable bedrooms. The second floor is fully dedicated to an impressive master suite comprising a bedroom, a fitted dressing room and a private bathroom, ensuring optimal comfort and privacy.

The third floor, partially located under the roof, provides two additional bedrooms together with a third bathroom equipped with a shower, washbasin and toilet. This level is perfectly suited for larger families, guest accommodation or home office space.

The property also benefits from a practical basement including a laundry area, as well as a garage allowing tandem parking for two vehicles.

From a technical and energy-efficiency perspective, the house performs excellently, featuring a favourable EPC rating, double and triple glazing, a water softener, a gas condensing boiler and recently insulated rear façade.

The location is another key asset: ideally situated close to the European institutions, public transport, major access roads and several green parks.

A rare opportunity for buyers looking for a spacious, energy-efficient and character-filled home in a prime and strategic location.

Characteristics

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GENERAL

Address:	Rue Eeckelaers 14 1210 Sint-joost-ten-node
Price:	€ 780.000
Habitable surface:	240 m ²
Number of bedrooms:	5
Number of bathrooms:	3
Number of garages:	1
Cadastral income:	€1162

LAYOUT

:	6.5 m ²
Entrance Hall:	5.5 m ²
Living:	30 m ²
Kitchen:	8 m ²
Washing Space:	21 m ²
:	6.5 m ²
Bathroom 1:	8 m ²
Bedroom 1:	14.5 m ²
Bedroom 2:	23 m ²
Bathroom 2:	14.5 m ²
Bedroom 3:	21.5 m ²
Bedroom 4:	7.5 m ²
Bedroom 5:	12 m ²
:	12 m ²

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double and Triple
Window frame:	Pvc and Wood

EPC

EPC:	153 kWh/m ²
EPC level:	D+

ADDITIONAL INFORMATION

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