



Plot area 2710 m² | Area 440 m² | 3 Bathroom(s) | 7 Bedroom(s) |

Description

Beautiful and spacious property at unique location in the center of Hoeilaart on a nice plot of +/- 27a10ca and a total habitable surface of +/- 440 m² with on N°1: entrance hall - spacious living room with fireplace cassette - perfectly equipped kitchen with dining room - laundry room - 5 bedrooms - 2 bathrooms - cellars +/- 120 m² with garage for 1 car and on N°3: entrance hall - living room with dining room - office - 2 bedrooms - 1 bathroom - laundry room - garage for 2 cars. Unique property with various possibilities (profession / kangaroo home / studio). Heated pool with beautiful landscaped garden. Unique location in the center of Hoeilaart. EPC: 664 kwh/m²/year (F). Electricity is compliant.

General

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|----------------------|------------------------------|
| Habitable surface | 440 m ² |
| Surface area of land | 2710 m ² |
| Garage(s) | 2 |
| EPC | 664 kWh/m ² /jaar |
| EPC category | F |
| Year of construction | 1928 |
| Renovation year | 2004 |
| State | good condition |

Urban planning information

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|-------------------------------|---|
| Building permit | Not applicable |
| Summons and recovery claim | Not applicable |
| Urban development destination | Requested |
| Pre-emption right | No |
| Subdivision permit | Not applicable |
| Flood-prone area | Niet gelegen in een overstromingsgevoelig gebied |
| G-score: | Class A |
| P-score: | Class D |
| G-score | Class A |
| P-score | Class D |

Comfort

| | |
|-------------------------|--------------|
| Bedroom(s) | 7 |
| Bathroom(s) | 3 |
| Heating | Central gas |
| Glazing | Double |
| Electricity certificate | Yes, conform |

Financial

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|------------------|-------------|
| Price | € 1.395.000 |
| Cadastral Income | € 3.639 |





