



Plot area 900 m² | Area 450 m² | 3 Bathroom(s) | 5 Bedroom(s) |

Description

Tervuren - This bright villa, built in 1989, is located in one of the most sought-after neighborhoods of Tervuren (Arboretum neighborhood) on a beautiful plot of ± 9 acres, with a built-up area of approx. 450 m². The house has a spacious entrance hall with cloakroom, generous open-plan living areas with marble flooring and access to the terrace and garden, a dining room, and a fully equipped kitchen with breakfast nook and adjoining laundry room. Upstairs there is a master suite with dressing room and bathroom, three additional bedrooms, and two shower rooms, as well as access to a large insulated attic. Thanks to a separate entrance, the house is also suitable for a liberal profession (office/bedroom with shower room and toilet). There are also cellars, a boiler room, a storage room, and a spacious garage for four cars. EPC: C (225 kwh/m²/year).

General

Habitable surface	450 m ²
Surface area of land	900 m ²
Garage(s)	3
EPC	225 kWh/m ² /jaar
EPC category	C
Year of construction	1989
State	good condition

Urban planning information

Building permit	Not applicable
Summons and recovery claim	Not applicable
Urban development destination	Requested
Pre-emption right	Requested
Subdivision permit	Not applicable
Flood-prone area	Niet gelegen in een overstromingsgevoelig gebied
G-score:	Class A
P-score:	Class A
G-score	Class A
P-score	Class A

Comfort

Bedroom(s)	5
Bathroom(s)	3
Heating	Central gas
Glazing	Double
Electricity certificate	Yes, not-conform

Financial

Price	€ 1.095.000
Cadastral Income	€ 5.148



