



HOUSE FOR SALE  
WOLUWE-SAINT-LAMBERT

Colorful architectural jewel



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Avenue Prekelinden, 106  
1200 Woluwe-Saint-Lambert

**PRICES**

850.000 €



## HOUSE FOR SALE WOLUWE-SAINT-LAMBERT

Colorful stained glass windows, open spaces, a remarkable facade, meticulous finishing and undeniable charm characterize our latest addition to Woluwe-saint-Lambert. A house dating back to 1921, discover almost two hundred square meters renovated in 2011 with great taste and boldness. A perfect blend of the old and the new, let yourself be seduced by its many surprises. On the first floor, formerly rented, you'll find a large living room with open fire, a kitchen, a shower room and a bedroom. On the first and second floors, discover the "triplex" with its light-filled living room, super-equipped kitchen, two bedrooms, bathroom and office. Cellars and laundry room complete this home. The icing on the cake is the two exterior entrances: a convivial garden and a superb south-east-facing terrace! A little gem just waiting for you!



### eau office

Clos des Chêneaux 18A  
1390 Grez-Doiceau  
+32 10 816 800

### office

Avenue Reine Astrid 92 bte 2  
1310 La Hulpe  
+32 2 216 88 00





## HOUSE FOR SALE WOLUWE-SAINT-LAMBERT

Land surface	110 m <sup>2</sup>
Living space	200 m <sup>2</sup>
Year of construction	1904
Year of renovation	2011
Number of bedrooms	3
Surface area bedroom 1	13 m <sup>2</sup>
Surface area bedroom 2	13 m <sup>2</sup>
Surface area bedroom 3	21 m <sup>2</sup>
Number of bathrooms	2
Number of toilets	3
Workspace	yes



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Open fire	yes
Cellars	yes
Orientation	south-east
Type of heating	individual
Type of window frames	wood or pvc
Rainwater tank	yes
Sewer connection	yes
Net cadastral income	1.222 €
EPB	
EPB - Unique code	202407250000686295015
EPB - E Spec	427 kWh/m <sup>2</sup> .an



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Availability

at the contract



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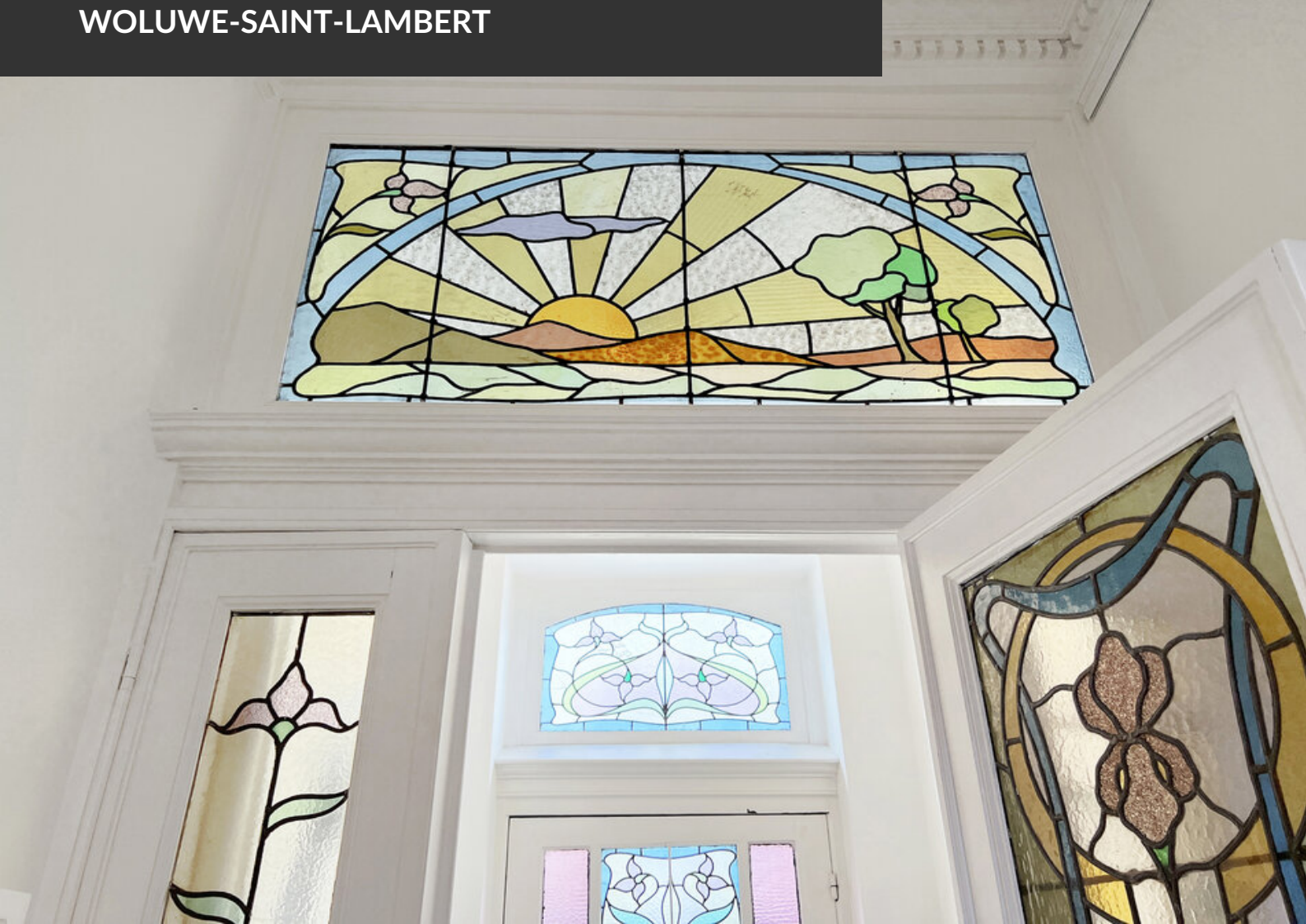
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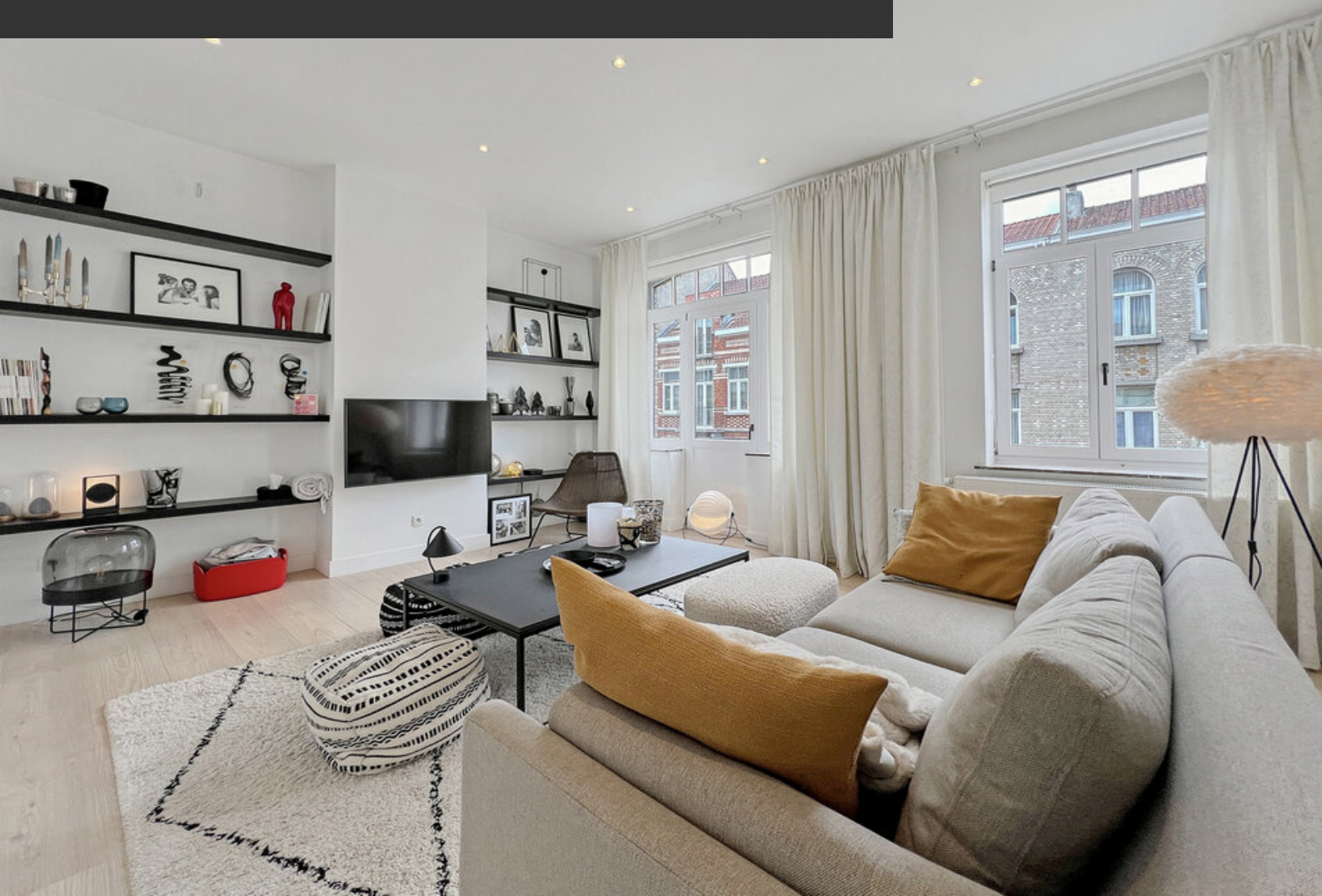
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