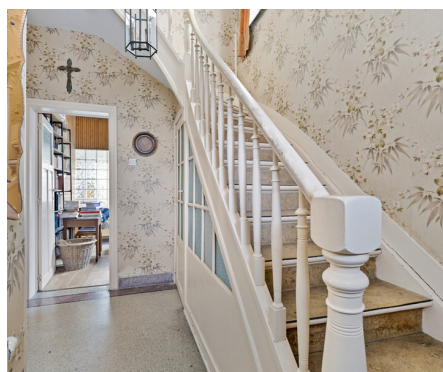


## House for sale

Avenue Emile Bricout 55 1950 Kraainem

**€ 465.000**

 4  1  2



# Description

Charming family house to renovate in a quiet neighbourhood comprising entrance hall, office, lounge and dining room, kitchen and extension with toilet access to garden, indoor garage. On the first floor: 4 bedrooms and bathroom ( 2 bedrooms are only accessible via another bedroom) and storage attic. Spacious cellar with gas central heating. Separate garage at the back of the plot. Excellent location in a quiet residential area close to main roads and a school. The property offers a lot of potential and needs to be completely renovated.

## Details

### General information

Construction year  
**1931**

State  
**To be renovated**

Type of construction  
**Semi detached**

Garden  
**Yes**

Orientation of the rear front  
**North-west**

Garage  
**Yes**

Garages  
**2**

Parkings outside  
**2**

Parking inside  
**Yes**

Parkings inside  
**2**

### Layout

Living room  
**48 m²**

Kitchen  
**15 m²**

Bureau  
**11 m²**

Veranda  
**Yes**

Bedroom 1  
**15 m²**

Bedroom 2  
**14 m²**

Bedroom 3  
**12 m²**

Bedroom 4  
**10 m²**

Bathroom  
**bath**

Toilets  
**2**

Cellar  
**Yes**

Attic  
**Yes**

### In the proximity

School nearby  
**Yes**

### Comfort

Handicap friendly  
**No**

Elevator  
**No**

Pool  
**No**

### Energy

EPC  
**542 kWh/m²**

Windows  
**Wood**

Electricity certificate  
**Yes, not conform**

Heating type  
**Gas (centr. heat.)**

Heating  
**Individual**

### Financial

Price  
**€ 465.000**

VAT applied  
**No**

Reference  
**Bricout 55**

Available  
**At the contract**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**

Flooding area  
**Not located in flood area**