

## Exclusive investment property on a south-facing terrain

**€ 2.800.000**

1150 Woluwé-saint-pierre



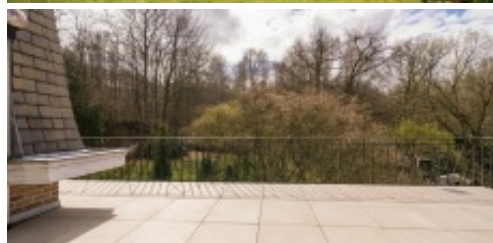
11



1900 m²



600 m²



Characteristic city villa in a unique location. 4-facade villa consisting of two luxury apartments and a service studio located on a plot of +/- 19 acres south oriented and on the edge of the Soignes Forest.

This characterful building from 1986 with elevator offers many possibilities and has been developed on 4 levels (total gross area of +/- 912 m²). Contemporary furnishings : the 1st floor, a bright apartment (+/- 247 m²) with 3 bedrooms, an office, ... and a large terrace. A beautiful south-facing garden with a view of the Sonian Forest. Double garages and cellars. A service studio on the street side (+/- 33m²). On the 2nd floor, a bright apartment (+/- 229m²) with 3 bedrooms and an office, a large terrace facing south with beautiful views. On the 3rd floor, attic for which a permit application (subject to renovation of the service studio) has been submitted for the development of a beautiful 2 bedroom apartment (+/- 92m²) with garage. Fully rented out with a good monthly revenue.

## Characteristics

### GENERAL

Address:	1150 Woluwé-saint-pierre
Price:	€ 2.800.000
Ground area:	1900 m²
Habitable surface:	600 m²
Plot width:	32 m
Facade width:	22 m
Number of bedrooms:	11
Number of bathrooms:	7
Number of garages:	4
Construction year:	1986
Cadastral income:	€6953
Availability:	Lease contract to respect

### LAYOUT

:	337 m²
:	247 m²
:	229 m²
:	99 m²

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### COMFORT

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

### EPC

EPC:	140 kWh/m²
EPC level:	C-

### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not yet requested