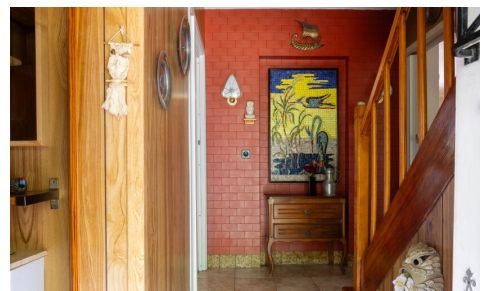


FOR SALE - HOUSE

€ 490.000

Avenue des Cigognes 5, 1970 Wezembeek-Oppem

Ref. 6820019



Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1

Surf. Living: 153m²
Surf. Plot: 815m²

PEB/EPB: 351kwh/m²/j

DESCRIPTION

Nestled in a peaceful street surrounded by greenery, this authentic home offers great potential. A place where you immediately feel at ease, with the space to create your own story.

The ground floor features a functional kitchen, a bright veranda, and a welcoming dining area. The integrated garage adds convenience and extra storage space.

Upstairs, there are three bedrooms, one of which is currently used as a home office – ideal for remote work or hobbies. The bathroom is practical and offers room for updates. A retractable staircase leads to the attic, providing additional space to adapt to your needs.

With a living area of 153 m² (according to EPC), the house offers a comfortable and flexible layout.

The garden, measuring 6a 50ca, is well maintained and exudes charm, perfect for enjoying peace, sunshine, and outdoor living.

The location is a real asset: a quiet street, close to the Castle Club, with plenty of sports facilities nearby. Excellent connections to Brussels and surrounding areas further enhance the living comfort.

An added bonus: thanks to the existing infrastructure, installing an electric charging station is straightforward, ideal for environmentally conscious drivers.

This home is authentic and presents a wonderful opportunity for those seeking a property with character and potential.

Interested? Feel free to get in touch, I'd be happy to schedule a personal visit.

FINANCIAL

Price: € 490.000,00

Land registry income: € 1.876,00

BUILDING

Habitable surface: 153,00 m²

Fronts: 3

Construction year: 1963

State: To be renovated

Orientation facade: North-west

COMFORT

Elevator: No

ENERGY

EPC score: 351

EPC code: 20250615-0003625230-RES-1

EPC class: D

Double glazing: Yes

LOCATION

School nearby: Yes

Highway nearby: Yes

TERRAIN

Ground area: 815,00 m²

Garden: Yes (650,00 m²)

LAYOUT

Kitchen: Fully fitted

Bathroom type: Shower

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

Electricity certificate: Yes, not conform

Heating type: Condensation

Heating: Individual

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

17/06/2025

Intimation: No legal correction or administrative
measure imposed

G-score: A

P-score: A

Water-sensitive open space area: No

PARKING

Garage: 1

Parkings outside: 1