

## FOR SALE - MAISON DE MAITRE

Lenniksebaan 146, 1701 Itterbeek

€ 459.000

Ref. 6555463



Number of bedrooms: 4

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 195m<sup>2</sup>

Surf. Plot: 1512m<sup>2</sup>

PEB/EPB: 1070kwh/m<sup>2</sup>/j

## DESCRIPTION

Discover this charming townhouse full of character and potential, located on Lenniksebaan in Itterbeek. This spacious property offers not only a unique living experience but also numerous possibilities for those dreaming of more.

With a living area of approximately 195 m<sup>2</sup> and additional workshops (+/- 180 m<sup>2</sup>), you can easily combine living and working in one place. The covered parking spaces of 73 m<sup>2</sup> are ideal for your vehicles or extra storage. The townhouse features four bedrooms, with the possibility of creating even more rooms in the attic space with a mezzanine. Your creativity can truly come to life here.

On a plot of 15 ares 12 centiares, you will enjoy a garden where peace and greenery take center stage. Additionally, there is the possibility to purchase an adjacent building plot of 10 ares 57 centiares, further expanding the potential.

The location is excellent – near the Erasmus Hospital and with smooth connections to the Brussels ring road. This makes it an ideal spot for those looking for a combination of city proximity and rural tranquility.

This is a rare opportunity for those seeking a home with character, space, and expansion potential. Modernize it and turn it into your dream home!

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## FINANCIAL

Price: € 459.000,00

Available: At the contract

Land registry income: € 847,00

## BUILDING

Habitable surface: 195,00 m<sup>2</sup>

Fronts: 4

Construction year: 1930

State: To be renovated

Orientation facade: North

## SPECIFIC AREA

Shopfloor: Yes

## ENERGY

EPC score: 1070

EPC code: 0002622186

EPC class: F

Electricity certificate: Yes, not conform

## TERRAIN

Ground area: 1.512,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Kitchen: Yes

Bedroom 1: 18,00 m<sup>2</sup>

Bedroom 2: 18,00 m<sup>2</sup>

Bedroom 3: 17,00 m<sup>2</sup>

Bedroom 4: 8,00 m<sup>2</sup>

Bathroom 1: 8,00 m<sup>2</sup>

Cellar: 40,00 m<sup>2</sup>

Attic: 20,00 m<sup>2</sup>

## PLANNING

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Obligation to renovate: Yes

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

## **PARKING**

Garage: Yes

Parkings outside: 3

Parkings inside: 2