



## CHARMING HOUSE 4 BEDROOMS - 2 BATHROOMS - GARAGE - GARDEN

Kinsendaelstraat 16, 1180 Uccle

|                        |                   |
|------------------------|-------------------|
| <b>Reference</b>       | 6809036           |
| <b>Price</b>           | € 575.000         |
| <b>Ground surface</b>  | 110m <sup>2</sup> |
| <b>Living surface</b>  | 171m <sup>2</sup> |
| <b>Terrace surface</b> | 15m <sup>2</sup>  |
| <b>Bedrooms</b>        | 4                 |
| <b>Bathrooms</b>       | 2                 |
| <b>Garages</b>         | 1                 |

## Description

Just steps from the French lycée and the Kinsendael nature reserve, ideally located close to numerous public transport options, discover this charming house offering four bedrooms, two bathrooms, parking, and a pleasant outdoor area.

The house consists of an entrance hall leading to a large living room with a seating area, a veranda with dining space, a semi-open equipped kitchen with access to the lovely garden, as well as a separate toilet and a garage at the front.

On the first floor, there is a front-facing bedroom with a beautiful wooded view of Papenkasteel Castle, a second bedroom, a bathroom, a toilet, and a laundry area.

On the second floor, a large third bedroom facing the street, built-in closets, a fourth bedroom, a dressing room, and a second recently renovated bathroom.

Wooden double glazing, basement storage spaces on the ground floor, storage room, boiler room, and garage. A charming house not to be missed!

## Essential info

|                             |                   |
|-----------------------------|-------------------|
| <b>Reference</b>            | 6809036           |
| <b>Type</b>                 | House             |
| <b>Ground surface</b>       | 110m <sup>2</sup> |
| <b>Living surface</b>       | 171m <sup>2</sup> |
| <b>Terrace surface</b>      | 15m <sup>2</sup>  |
| <b>Garden surface</b>       | 30m <sup>2</sup>  |
| <b>Year of construction</b> | 1956              |
| <b>Year of renovation</b>   | 2010              |
| <b>Availability</b>         | Immediately       |

## Required info

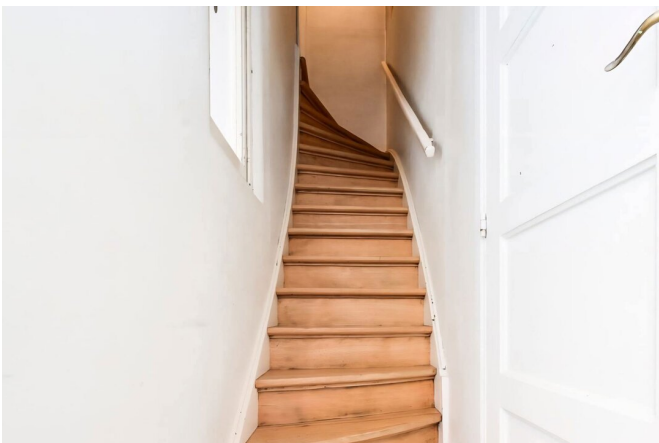
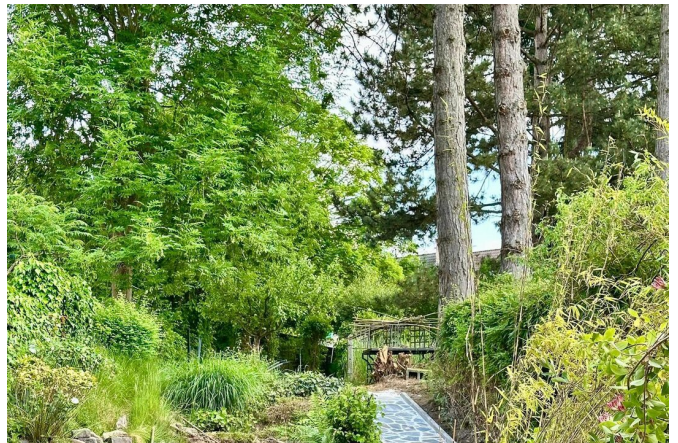
|                                   |                           |
|-----------------------------------|---------------------------|
| <b>EPC Value</b>                  | 375                       |
| <b>EPC Label</b>                  | G                         |
| <b>Urban planning destination</b> | Unknown                   |
| <b>Urban planning permit</b>      | No                        |
| <b>Subdivision permit</b>         | No                        |
| <b>Summons</b>                    | No                        |
| <b>Court decision</b>             | Unknown                   |
| <b>Right to sell</b>              | Unknown                   |
| <b>O-Level</b>                    | Not located in flood area |

## Layout

|                |   |
|----------------|---|
| <b>Toilets</b> | 3 |
| <b>Garages</b> | 1 |

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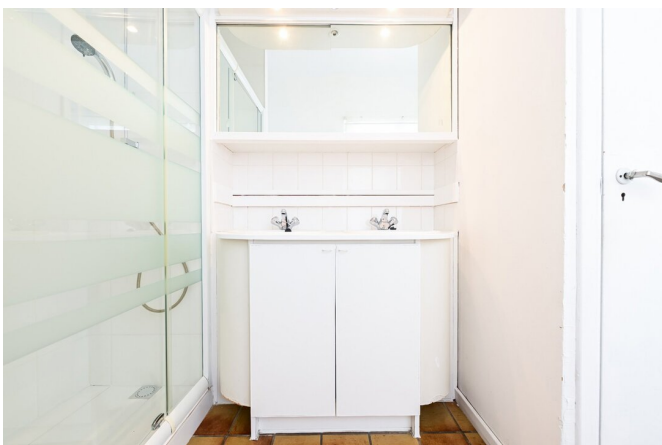
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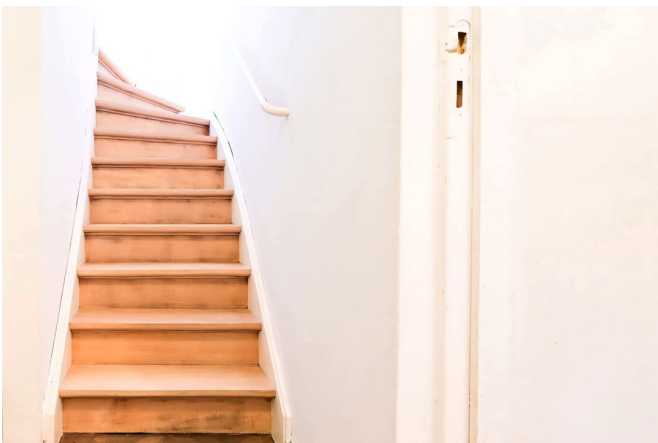
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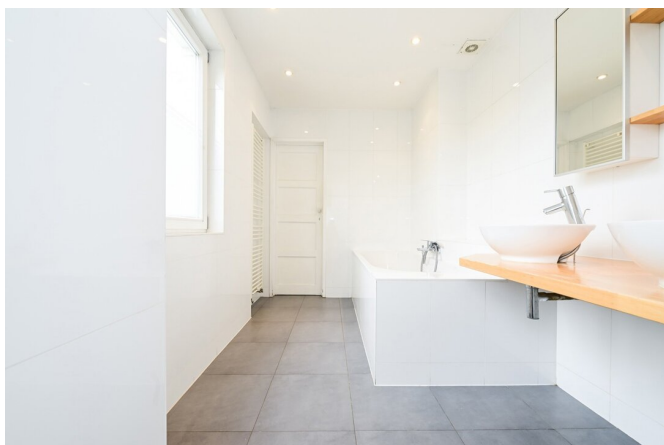
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