

# FIERCE

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## PLEASANT 4-BEDROOM HOUSE + GARAGE

Avenue des Coquelicots 5, 1970 Wezembeek-Oppem

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<b>Reference</b>	7696780
<b>Price</b>	From € 525.000
<b>Ground surface</b>	670m <sup>2</sup>
<b>Living surface</b>	166m <sup>2</sup>
<b>Terrace surface</b>	20m <sup>2</sup>
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Garages</b>	1

## Description

Located in a sought-after residential area of Wezembeek-Oppem, in a quiet and green cul-de-sac, Fierce Immo is pleased to present this charming semi-detached house offering generous living spaces, three bedrooms, a garage, a parking space, and a beautiful south-facing garden.

The property is composed as follows:

On the ground floor, an inviting entrance hall with separate toilet, a spacious and bright living room featuring a functional fireplace, a cozy dining room, and a large fully equipped kitchen.

On the first floor, you will find an office space that can easily be converted into an additional bedroom, a first bedroom of approximately 19 m<sup>2</sup> connected to a second bedroom, as well as access to the attic converted into a third bedroom.

The basement includes spacious cellars providing ample storage space as well as a large garage.

Outside, you will enjoy a beautiful south-facing garden, perfect for relaxing and enjoying sunny days with family and friends.

Highly sought-after property, worth visiting!!

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## Essential info

<b>Reference</b>	7696780
<b>Type</b>	House
<b>Ground surface</b>	670m <sup>2</sup>
<b>Living surface</b>	166m <sup>2</sup>
<b>Terrace surface</b>	20m <sup>2</sup>
<b>Garden surface</b>	361m <sup>2</sup>
<b>Year of construction</b>	1948
<b>Year of renovation</b>	2023
<b>Availability</b>	At the contract

## Required info

<b>EPC Value</b>	609
<b>EPC Label</b>	F
<b>Urban planning destination</b>	Living zone
<b>Urban planning permit</b>	No
<b>Subdivision permit</b>	No
<b>Summons</b>	Unknown
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

<b>Toilets</b>	1
<b>Garages</b>	1
<b>Parking places</b>	1

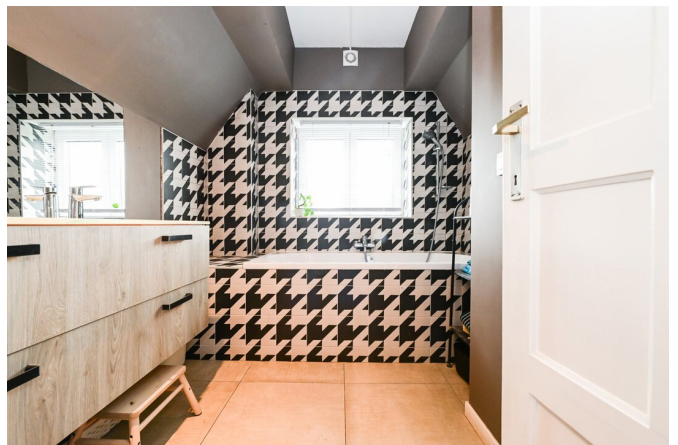
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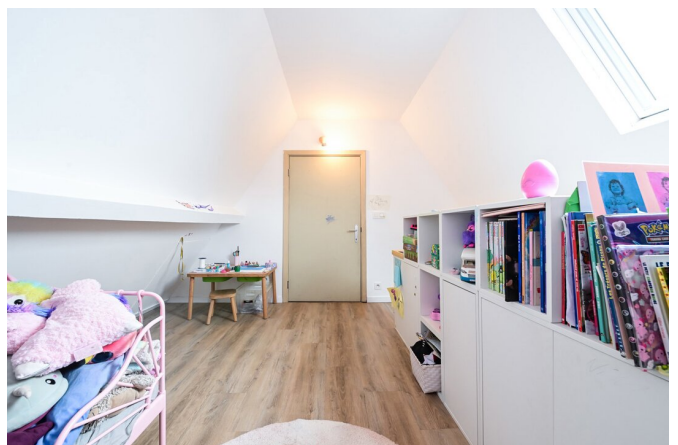
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## Interested in this estate?

Contact us for more information

Fierce Immo

• T. 02 420 65 01

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