



Connect

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## FOR SALE - HOUSE

Tramlaan 492, 1933 Sterrebeek

€ 560.000

Ref. 7060488



Number of bedrooms: 5

Number of bathrooms: 2

Availability: tbd with the tenant

Surf. Living: 192m<sup>2</sup>

PEB/EPB: 158kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: € 560.000,00  
VAT applied: No  
Available: Tbd with the tenant  
Land registry income: € 1.377,00

### BUILDING

Habitable surface: 192,00 m<sup>2</sup>  
Fronts: 3  
State: Very good state  
Number of floors: 2  
Type roof: Saddle roof

### COMFORT

Furnished: No  
Elevator: No

### ENERGY

EPC score: 158  
EPC code: 20250822-0003669640-RES-1  
EPC class: B  
Double glazing: Yes  
Heating type: Gas (centr. heat.)  
Heating: Individual

### LOCATION

Public transport nearby: Yes

### TERRAIN

Garden: No

### LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: Shower and bath tub  
Toilets: 1  
Cellar: Yes

### TECHNICS

Electricity: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Park zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No  
Flooding area: Potential flood area  
G-score: 🏠 D  
P-score: 🌱 D  
Water-sensitive open space area: No  
Summons: No  
Servitude: No

### PARKING

Parkings outside: No  
Parkings inside: No