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## For rent - Charming house

€ 1.900

Kruispuntstraat 35, 1200 Woluwe-Saint-Lambert

Ref. 3256738



Number of bedrooms: 2  
Availability: at the contract

Surf. Living: 345m<sup>2</sup>  
Surf. terrace: 1234m<sup>2</sup>

## Description

Ready to move in house within walking distance of the Calpe coast!

This beautiful perfectly maintained property with Moorish touch enjoys a very central yet quiet location surrounded by protected green areas and overlooking the Peñon de Ifach. From this location you are at  $\pm 1.5$  km from the beach,  $<1$ km from some excellent restaurants,  $\pm 1.2$ km from several supermarkets,  $\pm 500$ m from good bus connections etc. This property is part of a quiet and well maintained urbanization with beautiful landscaped gardens and a communal swimming pool.

The property is spread over 2 floors, on the first floor we make entrance into the open/fully installed kitchen, the dining area followed by the living room and the veranda (8m<sup>2</sup>) with a view at the Peñon de Ifach. On this floor there are also 2 bedrooms with fitted wardrobes and 1 separate bathroom with bath/shower. The top floor has a terrace of 36m<sup>2</sup> with beautiful open views over Calpe, a double bedroom with fitted wardrobes, a separate bathroom with shower and a separate storage room. The entire house is equipped with ceiling fans, air conditioning, electric heating elements, double glazing, side-closing shutters and is fully basemented through a crawl space that can also be used as extra storage space. You can enter the parking space of the fully fenced plot (221 m<sup>2</sup>) via the manual entrance gate. The terrain consists of beautifully landscaped and south facing gardens/terraces with outside lighting. You can undoubtedly enjoy the southern climate from your private lounge areas with BBQ.

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### Financial

Price: € 1.900,00 per month

Available: At the contract

Available date: 22 September 2014

Costs: € 8.888,00/month

Kiekeboe is het lievelingsboekje van den Bob  
ENG

Rental guarantee: € 22.232 (9 months)

### Building

Habitable surface: 345,00 m<sup>2</sup>

Fronts: 3

Floor: 2

Number of floors: 3

Main area: 567 m<sup>2</sup>

Front width: 34,00 m

### Comfort

Air conditioning: Yes

### Terrain

Ground depth: 34,00 m

Garden: Yes (234,00 m<sup>2</sup>)

### Layout

Terrace: 1.234,00 m<sup>2</sup>

Cellar: Yes

### Planning

Flooding area:  Flood area - delimited flood area

Ground certificate: Yes

### Parking

Parkings outside: 5