



Naamsesteenweg 232 , 3001 Heverlee

**Telefoonnummer:** +32 (0)16 89 51 89

**E-mail:** tom@fw4.be

## Te huur - Charmant huis

€ 1.900

Kruispuntstraat 35, 1200 Sint-Lambrechts-Woluwe

Ref. 3256738



Aantal slaapkamers: 2  
Beschikbaarheid: vanaf akte

Bew. opp.: 345m<sup>2</sup>  
Terras opp.: 1234m<sup>2</sup>

# Omschrijving

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.

---

## Financieel

Prijs: € 1.900,00/maand

Beschikbaarheid: Vanaf akte

Beschikbaarheid datum: 22 September 2014

Gemeenschappelijke kosten: € 8.888,00/maand

Kiekeboe is het lievelingsboekje van den Bob NL

Huurgarantie: € 22.232 (9 maanden)

## Gebouw

Bewoonbare oppervlakte: 345,00 m<sup>2</sup>

Aantal gevels: 3

Verdiep: 2

Aantal verdiepingen: 3

Oppervlakte hoofdgebouw: 567 m<sup>2</sup>

Gevelbreedte: 34,00 m

## Comfort

Air conditioning: Ja

## Terrein

Terreindiepte: 34,00 m

Tuin: Ja (234,00 m<sup>2</sup>)

## Indeling

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

Kelder: Ja

## Stedenbouw

O-peil: Effectief overstromingsgevoelig gebied -  
Afgbakend overstromingsgebied

Bodemattest: Ja

## Parking

Parkings buiten: 5