

info@victoire.be +32 (0)2 <u>375 10 10</u>





## Wolvendael district – Ground floor office of ±64sqm



IN OPTION !!!

Bright first floor comprising: entrance hall, meeting room ( $\pm 14m^2$ ), office ( $\pm 37m^2$ ), kitchenette, checkroom, toilet. Cellar and garage box ( $\in 35.000$ )

Could be converted into an apartment with some work.



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## Characteristics

## GENERAL

Туре	office
Price	€ 185.000
Garages	1
Furnished	~

State	to be renovated
Kitchen (type)	kitchenette
Office area	64 m <sup>2</sup>
Heating (type)	collective
Neighborhood	residential area
Double glass	~

City	Ukkel
Living surface	64 m <sup>2</sup>
Floors	4
Available	vanaf akte
Construction year	1978
Facades	2
Office	~
Toilets	1
Heating	gas
Elevator	~
PEB	316 kW/m²
PEB category	F

## MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	Flood prone area
Not announced	not located in flood area

FINANCIAL



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