



€ 1.435.000 | ETTERBEEK | REF. 6758327



LIVING SURFACE

695 m²

Etterbeek: Montgomery — Bourgeois House in "Beaux-Arts" Style

 **Rue Père Eudore Devroye 47, 1040 Etterbeek**

Etterbeek: Montgomery this house in Beaux-Arts style, built in 1914 on a corner plot, was fully converted into office space in 1970. Built area of 530 m² for which a permit has been obtained for conversion into an 8-bedroom single-family home. Currently, the property includes:

Ground floor: 5 offices, cloakroom, and a courtyard

First floor: 5 offices and a WC

Second floor: 3 offices and a refectory

Third floor: attic/loft space

Basement: cellars and sanitary facilities


The property features generous volumes, abundant natural light, and high ceilings. Ideally located in the heart of the Montgomery district, close to shops, schools, public transport, the metro, and the airport. Numerous possibilities. Renovation required. EPC D

Characteristics

GENERAL

Type	office	City	Etterbeek
Price	€ 1.435.000	Living surface	695 m²
Floors	3	Available	vanaf akte
State	Good state	Facades	3
Kitchen (type)	fully fitted	Office	✓
Toilets	4	Heating (type)	individual
Heating	oil (centr. heat.)	Neighborhood	residential area
Cellar	✓	PEB category	D
		EPC code	T20240924-001

MANDATORY INFO

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

FINANCIAL

Property tax 1521 €

