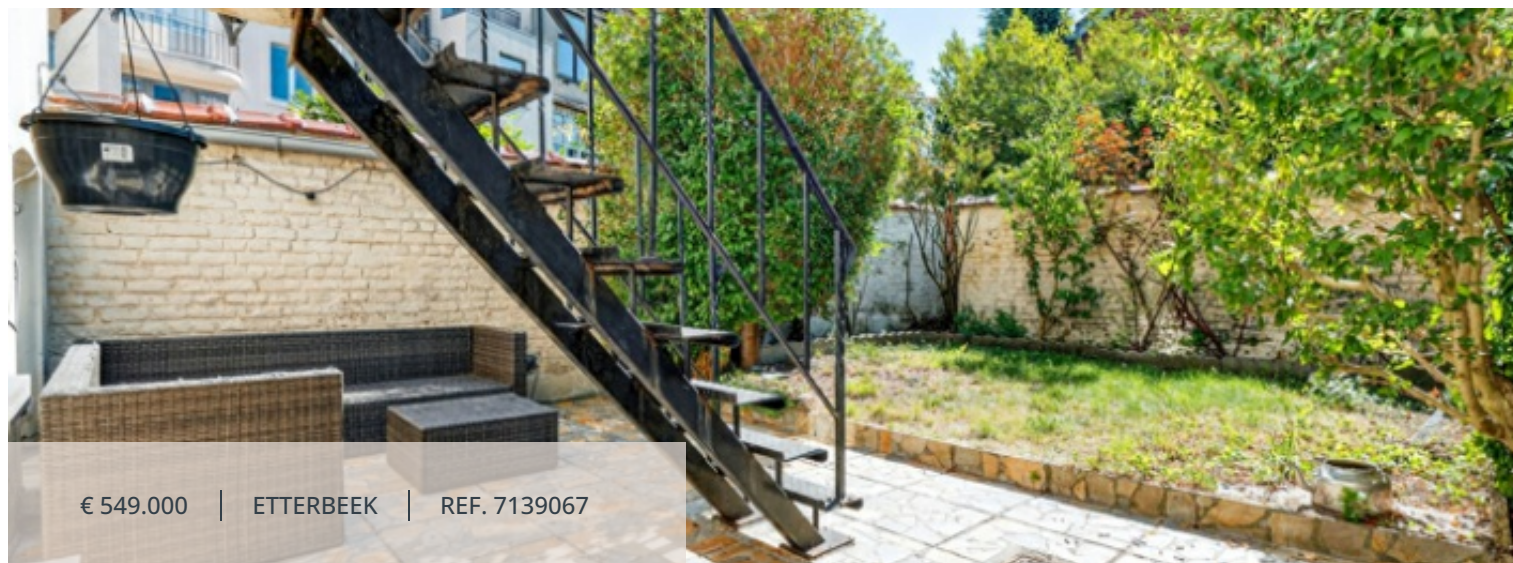




€ 549.000 | ETTERBEEK | REF. 7139067



LIVING SURFACE

147 m²



BEDROOMS

3



BATHROOMS

1

Characterful 3-Bedroom Apartment – Garden – 147 m² (EPC)

1040 Etterbeek

IN OPTION !!!

Exclusive – Etterbeek – Near the European Institutions – 3-Bedroom Apartment with Garden – 147 m² (as per EPC)

Situated in a charming building dating back to 1907, within a small co-ownership of only three units, this 147 m² apartment (as per EPC) perfectly combines period character with contemporary comfort.

The ground floor comprises a bright living room of approx. 30 m², a fully equipped kitchen with direct access to a pleasant terrace and a south-facing garden. A first bedroom of 19 m², which can also serve as an office or multipurpose room, completes this level.

On the lower floor, a spacious 15 m² night hall leads to two bedrooms of 16 m² and 11 m² respectively, one of which benefits from direct access to the garden. A bathroom and a laundry room complete the layout.

The apartment benefits from an EPC rating of E+, a non-compliant electrical installation, and an individual gas boiler.

A rare property, ideally located, offering a pleasant living environment just a stone's throw from the European institutions.

Characteristics

GENERAL

Type	flat	City	Etterbeek
Price	€ 549.000	Living surface	147 m²
Bedrooms	3	Bathrooms	1
Floors	3	Available	vanaf akte
Construction year	1907	State	Very good state
Facades	2	Kitchen (type)	hyper equipped
Toilets	2	Laundry room	
Heating (type)	individual	Heating	gas
Neighborhood	central	Neighborhood	quiet
Cellar		Double glass	
PEB	229 kW/m²	PEB category	E
EPC code	20250831-TEST		

MANDATORY INFO

Building permit No license issued	Summons and recovery claim no legal correction or administrative measure imposed
Urban destination living zone	Pre-emption right There is no pre-emption right for spatial planning
Subdivision permit No sales permit	 Flood prone area not located in flood area

FINANCIAL

Property tax 848 €	Tenant charges 110 €
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