



€ 245.000 | SCHAARBEEK | REF. 7278853



LIVING SURFACE

70 m²

Vergote - Ground floor office, 70m² - excellent condition

 **Square Vergote 51, 1030 Schaarbeek**

Victoire Junot presents a ±70 m² office in excellent condition in Schaarbeek, between Meiser and Montgomery, close to European institutions, transport links, and major roads (including the E40), on a pretty tree-lined square.

Renovated in 2024 (dehumidification, floors, painting), this office combines comfort, functionality, and discretion.

Currently divided into 3 rooms (waiting room and 2 offices), with space for a kitchenette and toilet.

Outdoor parking. Large cellar in the basement.

With its private entrance, it offers privacy and security.

Condominium fees: ±€265 (average for 2024).

Electrical installation compliant.

The property has a veranda that is not compliant but has been in place for over 20 years.

Characteristics

GENERAL

Type	office	City	Schaarbeek
Price	€ 245.000	Living surface	70 m²
Floors	3	Available	vanaf akte
Construction year	1970	State	Renovated
Facades	3	Office	✓
Office area	70 m²	Toilets	1
Heating (type)	collective	Heating	gas
Neighborhood	central	Neighborhood	residential area
Cellar	✓	Elevator	✓

MANDATORY INFO

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

FINANCIAL

Tenant charges 265 €

