



€ 395.000 | ETTERBEEK | REF. 5915587



LIVING SURFACE

113 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1



GARAGES

1

## Parc du Cinquantenaire: Large 2-bedroom apartment ± 113 sqm

 **1040**  
**Etterbeek**

IN OPTION !!!


Etterbeek – very nice 2-bedroom apartment of approximately 113 sqm, located opposite the Parc du Cinquantenaire on the fourth floor of a residence dd. 1930s. Layout: entrance hall (security door), 2nd hall, living room, fully equipped kitchen with dining area, utility room, laundry room, night hall, a large bedroom, second bedroom (used as an office), bathroom, separate toilet. Nice ceiling height, cellar, possibility to purchase a garage box in the courtyard for 50,000 euros. Close to various shops, metro, bus, schools, the ring, the center and the airport. EPC D.

## Characteristics

### GENERAL

|                   |                    |                |                       |
|-------------------|--------------------|----------------|-----------------------|
| Type              | flat               | City           | Etterbeek             |
| Price             | € 395.000          | Living surface | 113 m <sup>2</sup>    |
| Bedrooms          | 2                  | Bathrooms      | 1                     |
| Garages           | 1                  | Floor          | 4                     |
| Floors            | 8                  | Available      | vanaf akte            |
| Construction year | 1938               | State          | good state            |
| Facades           | 2                  | Kitchen (type) | hyper equipped        |
| Toilets           | 2                  | Laundry room   | ✓                     |
| Heating           | gas (centr. heat.) | Neighborhood   | city Center           |
| Cellar            | ✓                  | Elevator       | ✓                     |
| Double glass      | ✓                  | PEB            | 189 kW/m <sup>2</sup> |
|                   |                    | PEB category   | D                     |

### 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

|              |           |
|--------------|-----------|
| Property tax | 1352.85 € |
|--------------|-----------|

