



€ 720.000 | ETTERBEEK | REF. 5949021



LIVING SURFACE

185 m²



LAND SURFACE

86 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

42 m²

Etterbeek-Parc Léopold, charming 2-bedroom house + office + parking

 **1040**
Etterbeek

IN OPTION !!!


Exclusive: Charming 2-bedroom house (with office and secure parking) of approximately 185 sqm (according to PEB), located near the Leopold Park and the European Institutions. Layout: entrance hall of ± 4.3 sqm, living room of ± 30 sqm consisting of a lounge and a dining room as well as an open equipped kitchen of ± 18 sqm. Quiet terrace (NE) of ± 23 sqm. On the first floor: a bedroom of ± 16.7 sqm with cupboards and adjoining bathroom. On the second floor: spacious bedroom of ± 24 sqm with small dressing room and accompanying bathroom. At basement level: multipurpose room of ± 13 sqm that can serve as an extra bedroom or office. Laundry room of ± 8 sqm and storage room of ± 7 sqm. The parking lot is located in the building just next to this house. An exceptional property, definitely worth a visit!

Characteristics

GENERAL

| | | | |
|-------------------|-----------------------|-------------------|--------------------|
| Type | house | City | Etterbeek |
| Price | € 720.000 | Living surface | 185 m ² |
| Land surface | 86 m ² | Terrace surface | 42 m ² |
| Bedrooms | 2 | Bathrooms | 2 |
| Parkings (indoor) | 1 | Floors | 2 |
| Available | vanaf akte | Construction year | 1976 |
| State | very good state | Facades | 2 |
| Kitchen (type) | hyper equipped | Office | ✓ |
| Office area | 13 m ² | Toilets | 3 |
| Laundry room | ✓ | Heating (type) | individual |
| | | Heating | gas |
| Neighborhood | central | Neighborhood | city |
| Cellar | ✓ | Double glass | ✓ |
| PEB | 210 kW/m ² | PEB category | D |

MANDATORY INFO

| | |
|---------------------------------------|---|
| Building permit No license issued | Summons and recovery claim No judicial remedial measure 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

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|---------------------------|
| Property tax 1377.18 € |
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