



€ 515.000 | ETTERBEEK | REF. 5968955



LIVING SURFACE

105 m<sup>2</sup>

BEDROOMS

2



BATHROOMS

2



GARAGES

1

## Montgomery: beautiful 2-bdr top floor apartment with extension permit

 **1040**  
**Etterbeek**

IN OPTION !!!


Apartment of approximately 105 sqm, in very good condition, with terraces and located in a very nice and green avenue in the Montgomery area. A building permit was issued to build an extra floor to create a beautiful duplex apartment of +/- 170 sqm, with four bedrooms and 3 bathrooms as well as a large terrace. The apartment is currently divided as follows: entrance hall, spacious living room with lots of light, fully equipped kitchen, balcony at the front, night hall, 2 bedrooms with balcony at the back, bathroom, shower room. Possibility to purchase a garage for €30,000. PEB F

## Characteristics

### GENERAL

Type	flat	City	Etterbeek
Price	€ 515.000	Living surface	105 m <sup>2</sup>
Bedrooms	2	Bathrooms	1
Shower rooms	1	Garages	1
Floor	3	Floors	3
Available	vanaf akte	Construction year	1973
State	good state	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Heating (type)	collective	Heating	gas (centr. heat.)
Neighborhood	central	Cellar	✓
Elevator	✓	Double glass	✓
PEB	286 kW/m <sup>2</sup>	PEB category	F

### 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

