

€ 445.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 5991697



LIVING SURFACE

 120 m<sup>2</sup>


BEDROOMS

1



BATHROOMS

1



LAND SURFACE

 100 m<sup>2</sup>

## Parc Duden, Duplex 1 bedroom + office, ± 120 m<sup>2</sup> with garden

 **1190 Vorst (Brussel-Hoofdstad)**

IN OPTION !!!


Parc Duden, close to various shops and public transport, in a small building of 2 units, superb duplex completely renovated in 2021 spread over 2 floors with a living area of ± 120m<sup>2</sup>. It is composed on the ground floor of a bedroom of ± 16 m<sup>2</sup>, an office of ± 8m<sup>2</sup> and a bathroom of ± 10 m<sup>2</sup>. On the first floor: a bright living room of ± 60 m<sup>2</sup> with a fully equipped open kitchen and a toilet. West oriented garden of ± 30 m<sup>2</sup>. Quality materials and finishes. Electrical installations in accordance. Low monthly charges. PEB C-.

## Characteristics

### GENERAL

Type	flat	City	Vorst (Brussel-Hoofdstad)
Price	€ 445.000	Living surface	120 m <sup>2</sup>
Land surface	100 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Floors	1
Available	mits inachtneming huurders	Construction year	1914
State	renovated	Garden surface	30 m <sup>2</sup>
Facades	2	Kitchen (type)	US hyper equipped
Office	✓	Office area	8 m <sup>2</sup>
Laundry room	✓	Toilets	2
Neighborhood	central	Heating (type)	individual
PEB	150 kW/m <sup>2</sup>	Heating	condensation
EPC code	20210217-0000582959-01-5	Neighborhood	quiet
		PEB category	C

### MANDATORY INFO

Building permit License issued	Summons and recovery claim Not announced
Urban destination living zone	Pre-emption right There is no pre-emption right for spatial planning
Subdivision permit Subdivision permit	 Flood prone area not located in flood area

### FINANCIAL

Tenant charges 40 €
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