

€ 595.000 | BRUSSEL | REF. 6025647



TERRACE SURFACE

 6 m<sup>2</sup>


LIVING SURFACE

 227 m<sup>2</sup>


BEDROOMS

2



BATHROOMS


1



LAND SURFACE

 315 m<sup>2</sup>

## Dansaert : stunning loft with terrace


**1000  
Brussel**


Just a few steps away from Dansaert Street, in a beautiful quiet street, a magnificent loft of ± 227 m<sup>2</sup> gross with a terrace of ± 6 m<sup>2</sup> facing southeast. Located in a former beer warehouse divided into 5 tastefully renovated units, it consists of: a living room of ± 119 m<sup>2</sup> with a fully equipped open kitchen, technical room, bedroom of ± 17 m<sup>2</sup>, bathroom of ± 12 m<sup>2</sup>, dressing room (2nd bedroom) of ± 27 m<sup>2</sup>, toilet. Also includes: individual condensing gas boiler from 2022, aluminum double glazing, compliant with electrical standards, EPC E-. An exceptional and rare property on the market to visit as soon as possible.

## Characteristics

### GENERAL

Type	flat	City	Brussel
Price	€ 595.000	Living surface	227 m <sup>2</sup>
Land surface	315 m <sup>2</sup>	Terrace surface	6 m <sup>2</sup>
Bedrooms	2	Bathrooms	1
Floor	1	Floors	4
Available	mits inachtneming huurders	State	very good state
Facades	3	Kitchen (type)	hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	gas (centr. heat.)
Neighborhood	central	Neighborhood	city
Cellar	✓	Elevator	✓
Double glass	✓	PEB	268 kW/m <sup>2</sup>
EPC code	20231108-TEST	PEB category	E

### MANDATORY INFO

Building permit 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 potential flood area

### FINANCIAL

Property tax 986 €	Tenant charges 149 €
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