



€ 273.000 | SCHAARBEEK | REF. 6067049



LIVING SURFACE

 51 m<sup>2</sup>


BATHROOMS

1

## "VERY GOOD PROJECT" in Schaerbeek - STUDIO

 **Avenue Général Eisenhower 35/8, 1030 Schaerbeek**

VERY GOOD PROJECT, quite out of the ordinary – Victoire proposes :

Very attractive, bright and well-appointed street-side studio on the 2nd floor.

Small entrance hall with utility room and separate toilet. Living area with kitchen.

The night area comprises a fitted dressing armoire – The shower room is en suite.

Beautifully designed, organized and well thought-out, innovative decoration.

Cellar n° 11 included – 1 bike's space included.

An inner common garden will be designed by Jan Bleys, taking into account the existing concrete structures and allowing free, generous, climbing greenery to expand onto the terraces. This friendly neighborhood is close to all the facilities you need for an ideal lifestyle. The wide, tree-lined streets, with their unique Brussels townhouses, are also extremely charming.


Sale subject to registration fees & VAT.

## Characteristics

### GENERAL

Type	flat	City	Schaarbeek
Price	€ 273.000	Living surface	51 m <sup>2</sup>
Bathrooms	1	Floor	2
Floors	5	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	central	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	46 kW/m <sup>2</sup>
EPC code	B	PEB category	B

### 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

Under VAT	✓
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