



€ 395.000 | SCHAARBEEK | REF. 6067098



LIVING SURFACE

100 m²

"VERY GOOD PROJECT" in Schaerbeek - 1 CASCO space for a commercial activity

 **Rue Godefroid Devreese 34/1, 1030 Schaerbeek**

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

One attractive CASCO SPACE for a commercial activity - overlooking the terrace and communal garden. Well-designed common areas, innovative decoration.

Cellar n° 5 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 may 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	commercial	City	Schaarbeek
Price	€ 395.000	Living surface	100 m ²
Floors	5	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Toilets	1
Heating (type)	individual	Heating	floor heating
Neighborhood	central	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m ²
		PEB category	A
EPC code	A		

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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