



€ 815.000 | ETTERBEEK | REF. 6073279



TERRACE SURFACE

1 m<sup>2</sup>



LIVING SURFACE

152 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## Montgomery area - NEW 3 bedroom flat + balcony

 **Rue des Aduatiques 119-121, 1040 Etterbeek**

Excellent location in the Montgomery neighborhood, on the 3rd floor of a beautiful, classic, fully renovated building, for this very pleasant 151.5 sqm, 3-bedroom character flat + balcony. It consists of an entrance hall with custom-made closets and technical room/laundry room, followed by a corridor with 3 bedrooms, 2 separate toilets, 1 shower room (1 shower and 1 sink) and a bathroom (with shower, bathtub and 2 sinks). A second small hallway with a few steps leads to the living area, consisting of the sitting room, dining room and beautiful open, fully equipped kitchen.

The high ceilings, carefully chosen materials and ultra-polished finishes add to the charm of this flat. Additional basement C5 (4,000 €), no parking. EPC C. Furniture for sale (price available upon request).

Perfect chic city neighborhood, close to all amenities and European institutions. This property is sold subject to registration fees.

## Characteristics

### GENERAL

|                   |                       |                |                    |
|-------------------|-----------------------|----------------|--------------------|
| Type              | flat                  | City           | Etterbeek          |
| Price             | € 815.000             | Living surface | 152 m <sup>2</sup> |
| Terrace surface   | 1 m <sup>2</sup>      | Bedrooms       | 3                  |
| Bathrooms         | 2                     | Floor          | 3                  |
| Floors            | 4                     | Available      | vanaf akte         |
| Construction year | 2024                  | State          | renovated          |
| Facades           | 2                     | Kitchen (type) | US hyper equipped  |
| Toilets           | 2                     | Laundry room   | ✓                  |
| Heating (type)    | individual            | Heating        | gas                |
| Neighborhood      | central               | Neighborhood   | city               |
| Cellar            | ✓                     | Double glass   | ✓                  |
| PEB               | 116 kW/m <sup>2</sup> | PEB category   | C                  |
| EPC code          | C                     |                |                    |

### 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

