



€ 875.000 | ETTERBEEK | REF. 6073304



TERRACE SURFACE

42.8 m<sup>2</sup>



LIVING SURFACE

138 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## Montgomery area - NEW 2 bedroom flat + terrace on the roof

 Rue des Aduatiques 119-121, 1040 Etterbeek

Excellent location in the Square Montgomery district, on the 4th floor of a beautiful, classic, fully renovated building, for this very pleasant 137.5 sq.m. 2-bedroom penthouse, full of character. It comprises an entrance hall with built-in closets and utility/technical room, followed by a corridor with the 2 bedrooms, 1 separate toilet and 1 shower room (1 shower and double washbasin). A few steps lead up to the living area, including the living room, dining room and superbly equipped open-plan kitchen. The 37.5 m<sup>2</sup> terrace is on the roof, accessed via a space off the hallway.

The high ceilings in the living space, the atypical layout, the carefully chosen materials and the ultra-polished finishes all add to the charm of this apartment. Additional cellar C7 (4,000€), no parking. PEB A . Furniture for sale (price available upon request).

Perfect neighborhood, urban chic, close to all amenities and European institutions. This unit is sold subject to registration fees and VAT. Contact us for further information: 02 375 1010 - new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Etterbeek
Price	€ 875.000	Living surface	138 m <sup>2</sup>
Terrace surface	42.8 m <sup>2</sup>	Bedrooms	2
Bathrooms	2	Floor	4
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	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
EPC code	A	PEB category	A

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

### FINANCIAL

Under VAT
✓

