



€ 795.000 | ETTERBEEK | REF. 6075160



TERRACE SURFACE

 6 m²


LIVING SURFACE

 155 m²


BEDROOMS

3



BATHROOMS

2

Montgomery area - NEW 3 bedroom flat + balcony

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

Excellent location in the Square Montgomery area, on the 1st floor of a beautiful, classic, fully renovated building, for this very pleasant 155 sq.m., 3-bedroom apartment, full of character. It features an entrance hall with custom-made closets, a beautiful living room with super-equipped open kitchen opening onto the 6 sq.m. balcony, a master bedroom with en suite bathroom (double sink, shower and bath), and 2 other bedrooms, a shower room (equipped with sink, shower and laundry space) and a separate toilet. The high ceilings, carefully selected materials and meticulous finishing ensure the exceptional charm of this apartment. Cellar C8 (on the 1st floor) at extra cost (4,000 €), no parking. PEB C-.

Perfect neighborhood, urban chic, close to all amenities and European institutions. This unit is sold under registration rights.

Contact us for more information: 02 375 1010 - new@victoire.be

Characteristics

GENERAL

Type	flat	City	Etterbeek
Price	€ 795.000	Living surface	155 m ²
Terrace surface	6 m ²	Bedrooms	3
Bathrooms	2	Floor	1
Floors	4	Available	vanaf akte
Construction year	2024	State	renovated
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	central	Neighborhood	city
Cellar	✓	Double glass	✓
PEB	110 kW/m ²	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

