



€ 875.000 | ETTERBEEK | REF. 6075167



TERRACE SURFACE

43 m²



LIVING SURFACE

137 m²



BEDROOMS

2



BATHROOMS

1

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 m² 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 C.

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	137 m ²
Terrace surface	43 m ²	Bedrooms	2
Bathrooms	1	Floor	4
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	✓	Elevator	✓
Double glass	✓	PEB category	A
		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

Under VAT	✓
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