



€ 815.000 | ETTERBEEK | REF. 6075170



TERRACE SURFACE

 1 m<sup>2</sup>


LIVING SURFACE

 151 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.

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	151 m <sup>2</sup>
Terrace surface	1 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
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	✓	Elevator	✓
Double glass	✓	PEB	110 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

