



€ 3.500 | ETTERBEEK | REF. 6121201



LIVING SURFACE

300 m<sup>2</sup>



LAND SURFACE

170 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



TERRACE SURFACE

30 m<sup>2</sup>

## House at Etterbeek

 **Avenue de Tervueren 98, 1040 Etterbeek**

Very nice townhouse with a beautiful facade (architect Jasinsky), located on one of the most beautiful avenues of the capital. This exceptional property consists of:

On the ground floor: entrance hall with majestic staircase around which the office, a multipurpose room and the laundry room are located.

On the first floor: bright living room with fireplace, dining room and kitchen with access to a spacious terrace.

On the next two floors: master bedroom with en-suite bathroom, three other rooms and a separate bathroom.

Arranged attic space and cellar. This house has been completely renovated while preserving all the authentic elements (mouldings, high ceilings, parquet, ...) and without sacrificing contemporary comfort. Easy connection to the city center, the airport and the European Institutions. PEB G

## Characteristics

### GENERAL

Type	house	City	Etterbeek
Price	€ 3.500	Living surface	300 m <sup>2</sup>
Land surface	170 m <sup>2</sup>	Terrace surface	30 m <sup>2</sup>
Bedrooms	4	Bathrooms	2
Shower rooms	1	Parkings	1
Floors	3	Available	onmiddellijk
Construction year	1910	State	very good state
Facades	2	Kitchen (type)	hyper equipped
Office	✓	Office area	10 m <sup>2</sup>
Laundry room	✓	Toilets	3
Neighborhood	central	Heating (type)	individual
Cellar	✓	Heating	gas
PEB	423 kW/m <sup>2</sup>	Neighborhood	central
		Double glass	✓
		PEB category	G

### 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

Rental deposit	2 months
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