



€ 294.700 | OUDERGEM | REF. 6143145



TERRACE SURFACE

5 m<sup>2</sup>

LIVING SURFACE

46 m<sup>2</sup>

BATHROOMS

1

## MOONRISE located in Auderghem - STUDIO

 **Avenue de Beaulieu 22-26, 1160  
Oudergem**

AUDERGHEM - Victoire proposes this very nice corner STUDIO - located at the front of the building, with terrace at the front as well. Hall, beautiful living room with super-equipped kitchen and sleeping area, nice shower room (with WC and single washbasin), laundry/technical room.

This project offers bright homes, all with terraces or outdoor spaces. Its strengths lie above all in its exceptional location, offering a balance between city and forest, at the gateway to Brussels.

PEB A -

Cellar and bike storage included in the price, single or double parking required at extra cost.

Sale subject to VAT for the building and registration rights for the land.


Contact us quickly for a presentation of this project 02 3751010 - new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 294.700	Living surface	46 m <sup>2</sup>
Terrace surface	5 m <sup>2</sup>	Bathrooms	1
Parkings (indoor)	1	Floor	1
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	collective	Heating	hot air pump
Neighborhood	Free sight	Neighborhood	city
Cellar	✓	Elevator	✓
PEB	50 kW/m <sup>2</sup>	PEB category	B
EPC code	B		

### 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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