



€ 795.000 | ETTERBEEK | REF. 6188403



TERRACE SURFACE

1 m²



LIVING SURFACE

152 m²



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. Furniture for sale (price available upon request).


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	€ 795.000	Living surface	152 m ²
Terrace surface	1 m ²	Bedrooms	3
Bathrooms	2	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	✓	Double glass	✓
PEB	116 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

