



€ 571.900 | OUDERGEM | REF. 6210783



TERRACE SURFACE

26 m²



LIVING SURFACE

105 m²



BEDROOMS

2



BATHROOMS

2

MOONRISE located in Audergem - 2 BEDROOM DUPLEX + GARDEN

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

AUDERGHEM - Victoire proposes this very nice DUPLEX - located at the back of the building, with a nice terrace and garden facing SOUTH.

Ground-floor entrance hall with guest WC and staircase to the first floor.

Attractive living and dining room with access to terrace and garden, a superbly equipped open kitchen with utility room/laundry and pantry.

On the upper floor, night hall with bathroom (with bath, WC and single washbasin) and 2 bedrooms, with the master with shower room (with single washbasin).

The strengths of this project lie primarily in its exceptional location, offering a perfect balance between city and woods, on the edge of 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	€ 571.900	Living surface	105 m ²
Terrace surface	26 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	-2
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Garden surface	45 m ²	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
		Heating	hot air pump
Neighborhood	Free sight	Neighborhood	city
Cellar	✓	Elevator	✓
PEB	55 kW/m ²	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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