



€ 655.100 | OUDERGEM | REF. 6230950



TERRACE SURFACE

 26 m²


LIVING SURFACE

 134 m²


BEDROOMS

3



BATHROOMS

2

MOONRISE located in Audergem - 3 BEDROOM FLAT + GARDEN

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

AUDERGHEM - Victoire presents this very attractive DUPLEX with 3 bedrooms - located at the rear of the building, with a lovely terrace and garden facing south.

First floor entrance hall with guest toilet + shower room (shower + 1 washbasin).

Attractive living and dining room with access to the terrace and garden, super equipped open kitchen and nice stairs to the second floor.

2 bedrooms overlooking the garden.

Upstairs, night hall with laundry room and utility room, separate WC and master bedroom with en-suite bathroom (with bath, WC and double sink).

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	€ 655.100	Living surface	134 m ²
Terrace surface	26 m ²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	-2
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Garden surface	71 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	45 kW/m ²	PEB category	A
EPC code	A		

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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