



€ 666.100 | OUDERGEM | REF. 6231361



TERRACE SURFACE

26 m<sup>2</sup>



LIVING SURFACE

135 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## MOONRISE located in Auderghem - 3 BEDROOM FLAT + GARDEN

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

AUDERGHEM - Victoire presents this very attractive DUPLEX with 3-bedroom DUPLEX - located at the rear of the building, with attractive SOUTH-facing terrace and garden.

Ground-floor entrance hall with guest WC.

Attractive living and dining room with access to terrace and garden, superbly equipped open kitchen and a nice staircase to the first floor.

Upstairs, night hall with laundry and utility room, separate toilet and shower room (with shower and single washbasin) and at last the 3 bedrooms, including the master bedroom with en-suite bathroom (with bath, toilet and 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	€ 666.100	Living surface	135 m <sup>2</sup>
Terrace surface	26 m <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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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