



€ 533.900 | OUDERGEM | REF. 6231710



TERRACE SURFACE

21 m²



LIVING SURFACE

114 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 attractive 2-bedroom DUPLEX - located at the rear of the building, with a lovely, south-facing terrace and garden.

Ground-floor entrance hall with guests WC and utility/technical room.

Spacious living and dining room with access to the terrace and garden, superbly equipped open kitchen and staircase leading to the first floor.

On the 1st floor, night hall with bathroom (with bath and single washbasin), separate WC and large shower room (with shower and single washbasin) and the 2 beautiful bedrooms.

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	€ 533.900	Living surface	114 m ²
Terrace surface	21 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	-1
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Garden surface	22 m ²	Facades	2
Kitchen (type)	US hyper equipped	Office area	5.9 m ²
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	hot air pump
Neighborhood	Free sight	Neighborhood	city
Cellar	✓	Elevator	✓
PEB	39 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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