



€ 644.100 | OUDERGEM | REF. 6231867



TERRACE SURFACE

 23 m²


LIVING SURFACE

 129 m²


BEDROOMS

3



BATHROOMS

2

MOONRISE located in Auderghem - 3 BEDROOM DUPLEX + GARDEN

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

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

Entrance hall with guest WC, and night hall leading immediately to the 1st bedroom and a bathroom (with bath and single washbasin), a second bedroom and the utility/technical room. The staircase leads to the -ground floor with the large living room, the dining room and the superbly equipped open-plan kitchen, with access to the terrace and garden.

The 3rd bedroom has an en-suite shower room (with shower, single washbasin and WC).

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	€ 644.100	Living surface	129 m ²
Terrace surface	23 m ²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	-1
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Garden surface	69 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	35 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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