€ 644.100 | OUDERGEM | REF. 6231973

TERRACE SURFACE	LIVING SURFACE	BEDROOMS	BATHROOMS
23 m²	132 m²	3	3

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 1st bedroom, with en-suite shower room (with shower and single washbasin), small night hall and second bedroom with en-suite bathroom (with bath and single washbasin). Staircase leads down to the ground floor with the large living room and dining room, super-equipped open-plan kitchen + utility room, with access to terrace and garden.A small hall leads to the 3rd bedroom with en-suite shower room (with shower, single washbasin) and separate 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	132 m²
Terrace surface	23 m²	Bedrooms	3
Bathrooms	1	Shower rooms	2
Parkings (indoor)	1	Floor	–1
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Garden surface	61 m²	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	32 kW/m²	PEB category	A
EPC code	A		

MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	🔥 Flood prone area
Not announced	not located in flood area

FINANCIAL

Under VAT
✓