



€ 288.700 | OUDERGEM | REF. 6233575



TERRACE SURFACE

 12.3 m<sup>2</sup>


LIVING SURFACE

 45 m<sup>2</sup>


BATHROOMS

1

## MOONRISE located in Auderghem - STUDIO

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

AUDERGHEM - Victoire proposes this beautiful STUDIO with a lovely terrace, located at the front of the building.

Entrance hall with shower room (with WC and single washbasin) and laundry/technical room .

Lovely living and dining room, with superbly equipped kitchen and sleeping area. Nice terrace. PEB B.

This project offers bright homes, all with terrace or outdoor space. The strengths of this project lie primarily in its exceptional location, offering a perfect balance between city and woods, on the edge of Brussels.

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	€ 288.700	Living surface	45 m <sup>2</sup>
Terrace surface	12.3 m <sup>2</sup>	Bathrooms	1
Parkings (indoor)	1	Floors	4
Available	bij oplevering	Construction year	2027
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	collective
		Heating	hot air pump
Neighborhood	Free sight	Neighborhood	city
Cellar	✓	Elevator	✓
PEB	55 kW/m <sup>2</sup>	PEB category	B
EPC code	B		

### 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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