



€ 603.900 | OUDERGEM | REF. 6236318



TERRACE SURFACE

 19 m<sup>2</sup>


LIVING SURFACE

 96 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## MOONRISE located in Audergem - 2 BEDROOM APARTMENT + 2 TERRACES

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

AUDERGHEM - Victoire proposes 2-bedroom apartment with 1 terrace/loggia at the rear with a view on the South.

Entrance hall with guests WC. Beautiful living and dining room with access to the terrace/loggia at the rear of the building, well oriented to the SOUTH, super equipped open kitchen with utility room. Night hall with a bathroom (with bathtub, WC and single washbasin) and 2 bedrooms, the master with en-suite showerroom (with single washbasin, and shower). PEB B+-.

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	€ 603.900	Living surface	96 m <sup>2</sup>
Terrace surface	19 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	3
Floors	4	Available	bij oplevering
Construction year	2027	State	new
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	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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