



€ 304.700 | OUDERGEM | REF. 6236395



TERRACE SURFACE

5 m²

LIVING SURFACE

45 m²

BATHROOMS

1

MOONRISE located in Auderghem - STUDIO

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

AUDERGHEM - Victoire proposes this very nice corner STUDIO - located at the front of the building, with terrace at the front as well. Entrance hall, with nice shower room (including the WC, a shower and single washbasin) and laundry/technical room. Beautiful living room with super-equipped kitchen and sleeping area. PEB B+

This project offers bright homes, all with terraces or outdoor spaces. Its strengths lie above all in its exceptional location, offering a balance between city and forest, at the gateway to 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 | € 304.700 | Living surface | 45 m ² |
| Terrace surface | 5 m ² | Bathrooms | 1 |
| Parkings (indoor) | 1 | Floor | 3 |
| 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 | 53 kW/m ² | 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 | ✓ |
|-----------|---|

