

€ 617.900 | OUDERGEM | REF. 6236444



TERRACE SURFACE

 18 m<sup>2</sup>


LIVING SURFACE

 105 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## MOONRISE located in Audergem - 2 BEDROOM APARTMENT

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

AUDERGHEM - Victoire proposes this beautiful 2-bedroom apartment with 2 terraces (front and rear).

Entrance hall, beautiful living and dining room with access to the south-facing terrace/loggia at the rear of the building. Superbly equipped open kitchen.

Night hall leading to 2 bedrooms. 1 to the front with en-suite shower room (1 shower, 1 washbasin), 1 separate WC and a utility/technical room. The 2nd front-facing bedroom + access to the terrace, also with en-suite bathroom (with bath and double washbasin) and separate WC. 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	€ 617.900	Living surface	105 m <sup>2</sup>
Terrace surface	18 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	53 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	✓
-----------	---

