



€ 691.400 | OUDERGEM | REF. 6236873



TERRACE SURFACE

 19 m²


LIVING SURFACE

 111 m²


BEDROOMS

2



BATHROOMS

2

MOONRISE located in Audergem - 2 BEDROOM APARTMENT + 2 TERRACES

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

AUDERGEM - Victoire proposes this attractive 2-bedroom apartment with 2 terraces.

Entrance hall with guest WC and utility room. Attractive living and dining room with access to the south-facing terrace/loggia at the rear of the building, a superbly equipped open kitchen. Night hall, the master bedroom with dressing room and en-suite shower room (with shower, WC and double washbasin). A second bedroom also with en-suite bathroom (with bath, WC and double washbasin). Both bedrooms benefit from a front terrace. PEB A-.

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 | € 691.400 | Living surface | 111 m ² |
| Terrace surface | 19 m ² | Bedrooms | 2 |
| Bathrooms | 1 | Shower rooms | 1 |
| Parkings (indoor) | 1 | Floor | 4 |
| Floors | 4 | Available | bij oplevering |
| Construction year | 2027 | State | new |
| Facades | 2 | Kitchen (type) | US hyper equipped |
| Toilets | 3 | Laundry room | ✓ |
| Heating (type) | collective | Heating | hot air pump |
| Neighborhood | Free sight | Neighborhood | city |
| Cellar | ✓ | Elevator | ✓ |
| PEB | 38 kW/m ² | PEB category | A |
| EPC code | A | | |

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 | ✓ |
|-----------|---|

