



€ 930.700 | OUDERGEM | REF. 6237157



TERRACE SURFACE

 29 m²


LIVING SURFACE

 153 m²


BEDROOMS

4



BATHROOMS

3

MOONRISE located in Auderghem - 4 BEDROOM APARTMENT + TERRACES

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

AUDERGHEM - Victoire proposes this spacious 4-bedroom apartment/penthouse with 2 terraces (front and rear). Entrance hall with space for a coat closets, guest toilet and laundry/technical room. Nice living and dining room with access to the south-facing terrace/loggia at the rear of the building. Superbly equipped open kitchen. A first night hall leads to 2 bedrooms, one with en-suite shower room (with shower and single washbasin), to 1 bathroom (with bath, WC and double washbasin), to a 1 second separate WC and a laundry/utility room. A second small night hall that leads directly from the living room accommodates a 3rd bedroom with en-suite shower room (with shower and double washbasin) and a 3rd toilet. The 4th bedroom can also be used as an office, reading room or second living room, and opens onto the rear loggia. The 3 front bedrooms have access to the 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	€ 930.700	Living surface	153 m ²
Terrace surface	29 m ²	Bedrooms	4
Bathrooms	1	Shower rooms	2
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	37 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	✓
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