



€ 1.225.000 | ETTERBEEK | REF. 6359176



LIVING SURFACE

 280 m<sup>2</sup>


LAND SURFACE

 234 m<sup>2</sup>


BEDROOMS

5



BATHROOMS

2



TERRACE SURFACE

 48 m<sup>2</sup>

## Etterbeek - magnificent 5-bedrooms house, 2 terraces, garden

 **1040**  
**Etterbeek**


Etterbeek – On a unique location Baron de Castro neighborhood, a magnificent 1929 townhouse with ± 280 sqm. of living space (according to the EPC) and, ± 415 sqm. of built area. The property features a 6.50 m facade on a plot of ± 234 acres. Beautifully renovated with great taste, the house offers bright reception areas opening onto the terrace and a lovely city garden, a fully equipped kitchen, 5 spacious bedrooms, 2 bathrooms (one with a laundry area), a stunning terrace overlooking the garden, cellars, an electric security door, alarm system, solar panels, water softener, rainwater tank, and compliant electricity. There is also the option to rent a garage nearby. A true gem! PEB D.

## Characteristics

### GENERAL

Type	house	City	Etterbeek
Price	€ 1.225.000	Living surface	280 m <sup>2</sup>
Land surface	234 m <sup>2</sup>	Terrace surface	48 m <sup>2</sup>
Bedrooms	5	Bathrooms	2
Floors	2	Available	af te spreken met eigenaar
Construction year	1929	State	very good state
Garden surface	105 m <sup>2</sup>	Facades	2
Kitchen (type)	hyper equipped	Office	✓
Office area	10 m <sup>2</sup>	Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	condensation
Neighborhood	city	Neighborhood	residential area
Cellar	✓	Double glass	✓
PEB	197 kW/m <sup>2</sup>	PEB category	D
EPC code	20240925-0000691369-01-7		

### MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	No judicial remedial measure or administrative measure imposed
Urban destination	living zone	Pre-emption right	There is no pre-emption right for spatial planning
Subdivision permit	No sales permit	 Flood prone area	not located in flood area

### FINANCIAL

Property tax	2817 €
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