



€ 2.750.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6539912



LIVING SURFACE

467 m<sup>2</sup>

LAND SURFACE

160 m<sup>2</sup>

BEDROOMS

5



BATHROOMS

5



GARAGES

2

## New house just steps from Place Brugmann

 **1190 Vorst (Brussel-Hoofdstad)**

Exceptional opportunity to acquire a new property in the immediate vicinity of Place Brugmann, a sought-after neighborhood known for its shops and restaurants. This magnificent semi-detached house with an elevator and a small garden consists of bright reception rooms, a spacious fully equipped kitchen with a dining area, 4/5 bedrooms, 5 bathrooms, a sauna area, a storage cellar, and a garage for 2 cars. Possibility to set up a professional practice. Solar panels, oversized silent heat pump, ventilation system (VMC), triple glazing, rainwater tank, ten-year warranty... Estimated EPC: A- very low energy consumption.

## Characteristics

### GENERAL

Type	house	City	Vorst (Brussel-Hoofdstad)
Price	€ 2.750.000	Living surface	467 m <sup>2</sup>
Land surface	160 m <sup>2</sup>	Terrace surface	15 m <sup>2</sup>
Bedrooms	5	Bathrooms	5
Garages	2	Floors	4
Available	vanaf akte	Construction year	2024
State	new	Facades	3
Kitchen (type)	hyper equipped	Toilets	6
Laundry room	✓	Heating (type)	individual
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
PEB	39 kW/m <sup>2</sup>	PEB category	A
EPC code	ac8d-9684-bc8b-e55a		

### MANDATORY INFO

Building permit	License issued	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	There is no pre-emption right for spatial planning
Subdivision permit	Not announced	 Flood prone area	Not announced

### FINANCIAL

Under VAT	✓
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