

€ 530.000 | ETTERBEEK | REF. 6555329



TERRACE SURFACE

 12 m<sup>2</sup>


LIVING SURFACE

 113 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1



GARAGES

1

## Avenue de Tervueren, lovely apartment with terrace

 **1040**  
**Etterbeek**

### IN OPTION !!!

Located on Avenue de Tervueren in Etterbeek, this superb apartment of approximately 113 m<sup>2</sup> (gross) offers an ideal living environment in a highly sought-after neighborhood. Situated on the 6th floor of a well-maintained building designed by architects Jacques Cuisinier and Serge Lebrun, this property seamlessly combines charm, comfort, and abundant natural light. It is laid out as follows: entrance hall: ± 6.5 m<sup>2</sup>, cloakroom: ± 4.1 m<sup>2</sup>, separate toilet: ± 0.6 m<sup>2</sup>, spacious living room: ± 38 m<sup>2</sup>, bathed in natural light, fully equipped closed kitchen: ± 12 m<sup>2</sup>, storage room: ± 1 m<sup>2</sup>, corridor: ± 1.8 m<sup>2</sup>, night hall: ± 2.2 m<sup>2</sup>, two comfortable bedrooms: ± 14.5 m<sup>2</sup> and ± 13 m<sup>2</sup>, bathroom: ± 3.2 m<sup>2</sup>

The apartment also boasts two private terraces: one of ± 6 m<sup>2</sup> facing southwest—ideal for enjoying the afternoon sun—and another of ± 6 m<sup>2</sup> facing northwest—perfect for summer evenings.


Additional features: electric shutters, built-in closets for optimal storage, a private cellar, and a service room. A garage is available as a mandatory extra for €40,000. Managed by a professional property management company, the condominium is well-maintained. Ideally located close to shops, schools, and public transport. EPC rating: E+.

## Characteristics

### GENERAL

Type	flat	City	Etterbeek
Price	€ 530.000	Living surface	113 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Garages	1
Floor	6	Floors	10
Available	mits inachtneming huurders	Construction year	1960
State	good state	Facades	2
Kitchen (type)	hyper equipped	Toilets	2
Heating (type)	collective	Heating	gas (centr. heat.)
Neighborhood	city	Neighborhood	city
Elevator	✓	Double glass	✓
PEB	219 kW/m <sup>2</sup>	PEB category	E
EPC code	20221030-0000624313-01-9		

### MANDATORY INFO

Building permit License issued	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 1812 €	Tenant charges 379 €
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