



€ 495.000 | SINT-GILLIS | REF. 6692720



LIVING SURFACE

 143 m²


BEDROOMS

1



BATHROOMS

2

Saint Gilles/Parvis, stunning renovated duplex

1060 Sint-Gillis

Saint-Gilles/Parvis, magnificent duplex apartment of ± 143 m² gross, located on the first floor of a classified 1905 mansion. Thoroughly renovated in 2005-2006, it is composed as follows: living room of ± 27 m², kitchen of ± 17 m², dining room of ± 17 m²; upstairs, an office of ± 15 m² (which can be converted into a bedroom), night hall of ± 8.9 m², bedroom of ± 26 m², bathroom of ± 8.2 m². Mezzanine with toilet and laundry room.

Additional features: roof and sewage system redone in 2004, rear facade renovated in 2024, original window frames, alarm system with camera and detectors, individual condensing gas boiler from 2004, built-in wood-burning fireplace. Two parking spaces complete this property, located in a closed garage 400 m from the apartment, for €35,000.


Energy Performance Certificate (EPC) F (but average monthly consumption of ± €175). Low charges and no property tax if used as a personal residence. An exceptional and rare property on the market.

Characteristics

GENERAL

Type	flat	City	Sint-Gillis
Price	€ 495.000	Living surface	143 m ²
Bedrooms	1	Bathrooms	1
Shower rooms	1	Parkings (indoor)	2
Floor	1	Floors	3
Available	vanaf akte	Construction year	1905
State	good state	Facades	2
Kitchen (type)	US hyper equipped	Office	✓
Office area	15 m ²	Toilets	1
Laundry room	✓	Heating (type)	individual
		Heating	boiler
Neighborhood	central	Neighborhood	city
Cellar	✓	PEB	295 kW/m ²
		PEB category	F
EPC code	20250110-0000701042-01-4		

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	potential flood area

FINANCIAL

Property tax	1038 €	Tenant charges	150 €
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