



€ 495.000 | SINT-GILLIS | REF. 6772652



LIVING SURFACE

143 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

2

## Saint Gilles/Parvis, stunning renovated duplex

### 1060 Sint-Gillis

Saint-Gilles/Parvis, magnificent duplex apartment of  $\pm 143 \text{ m}^2$  gross, located on the first floor of a classified 1905 mansion. Thoroughly renovated in 2005-2006, it is composed as follows: living room of  $\pm 27 \text{ m}^2$ , kitchen of  $\pm 17 \text{ m}^2$ , dining room of  $\pm 17 \text{ m}^2$ ; upstairs, an office of  $\pm 15 \text{ m}^2$  (which can be converted into a bedroom), night hall of  $\pm 8.9 \text{ m}^2$ , bedroom of  $\pm 26 \text{ m}^2$ , bathroom of  $\pm 8.2 \text{ m}^2$ . 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  $\pm \text{€}175$ ). 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 <sup>2</sup>
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 <sup>2</sup>	Toilets	1
Laundry room	✓	Heating (type)	individual
		Heating	boiler
Neighborhood	central	Neighborhood	city
Cellar	✓	PEB	295 kW/m <sup>2</sup>
		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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