



€ 845.000 | BRUSSEL | REF. 7045133



TERRACE SURFACE

31 m<sup>2</sup>



LIVING SURFACE

315 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

4

## Loft ± 315 m<sup>2</sup>, terrace ± 31 m<sup>2</sup>, parking

**1000 Brussel**

Béguinage District – Located in a sought-after and trendy area, this charming loft features a pleasant west-facing terrace. With a surface area of approximately 315 m<sup>2</sup>, it includes spacious living areas of about 125 m<sup>2</sup>, a fully equipped open kitchen of ± 17 m<sup>2</sup>, three beautiful bedrooms including a master suite, two bathrooms, and a laundry room.


Parking for two cars available for €50,000. Cellar. Compliant electrical installations. EPC: E (ceiling insulation for the garages has been approved, not yet provisioned).

# Characteristics

## GENERAL

Type	flat	City	Brussel
Price	€ 845.000	Living surface	315 m²
Terrace surface	31 m²	Bedrooms	3
Bathrooms	2	Shower rooms	2
Parkings (indoor)	2	Floor	1
Floors	4	Available	vanaf akte
Construction year	1897	State	Good state
Facades	2	Kitchen (type)	US hyper equipped
Office	✓	Toilets	3
		Laundry room	✓
Heating (type)	individual	Heating	condensation
Neighborhood	city Center	Neighborhood	commercial environment
Cellar	✓	Elevator	✓
PEB	249 kW/m²	PEB category	E
EPC code	20231120		

## MANDATORY INFO

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

## FINANCIAL

Property tax
3365 €

