info@victoire.be
+32 (0)2 375 10 10



€ 4.000 | AUDERGHEM | REF. YM-38-285

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES	TERRACE SURFACE
285 m²	4	3	1	30 m²

House at Auderghem

ISIDORE GÉRARD 38 AVENUE, 1160 Auderghem

Presented by Yanis Morsa: 0487 71 46 10 / yanis.morsa@victoire.be Victoire Junot offers you in Auderghem, in the prestigious Val Duchesse neighborhood on the border of Woluwe-Saint-Pierre, a superb villa of ±285 m² benefiting from a beautiful south-facing garden of ±6 ares. The house charms with its particularly quiet environment, its authentic charm, and recent renovation, notably with the exterior walls and roof completely redone. It consists of a spacious living room of ±50 m² with a cassette wood stove, a fully equipped open kitchen, four bedrooms, and an office with built-in bookshelf. The sleeping area includes two bathrooms each equipped with a bathtub and a shower, as well as an additional shower room. Outside, a pleasant terrace of ±30 m² opens onto the large south-facing garden. Indoor garage and large cellar of ±60 m². Charges: €50/month including technical maintenance. A character villa combining old-world charm, beautiful wooden materials, and modernized comfort, ideally located in one of the quietest and most sought-after residential neighborhoods in eastern Brussels. To discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

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Characteristics

GENERAL

Type	House	City	Auderghem
Price	€ 4.000	Living surface	285 m²
Terrace surface	30 m²	Heating	Gas
Bedrooms	4	Bathrooms	3
Garages	1	Floors	3
Available	Free	Construction year	1956
Renovation year	2026	State	Excellent condition
Bedroom	30 m²	Bedroom	25 m²
Bedroom	16 m²	Bedroom	30 m²
Bathroom	3	Office	16 m²
Lavatory	4	Living room/dining area	50 m²
Equipped kitchen	10 m²	Terrace	30 m²
Garden	550 m²	Land	800 m²
Alarm system		Airport	
Highway		Bus	
Town centre		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Bus hub		Hospital/clinic	
Doctor		Park	
Public parking		Public pool	
On main road		Sport center	
Supermarket		Tennis	
Tram		University	
PEB	177 kW/m²	PEB category	D
EPC code	202610007-0000768473-01-6		

MANDATORY INFO

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Building permit
Not announced

Summons and recovery claim
Not announced

Urban destination
Not announced

Pre-emption right
Not announced

Subdivision permit
Not announced

Flood prone area
Non-flood zone

FINANCIAL

Price
€ 4.000

Expenses
50 €

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