



€ 895.700 | OUDERGEM | REF. 6233654



TERRACE SURFACE

 29 m<sup>2</sup>


LIVING SURFACE

 192 m<sup>2</sup>


BEDROOMS

4



BATHROOMS

4

## MOONRISE located in Audergem - 4 BEDROOM DUPLEX + GARDEN

 **Avenue de Beaulieu 22-26, 1160  
Oudergem**

AUDERGEM - Victoire offers you this very attractive, comfortable 4-bedroom DUPLEX - located at the rear of the building, with a lovely south-west-facing terrace and garden. Entrance hall with guest WC, and night hall leading immediately to the 1st bedroom with a terrace as well and an en-suite shower room (with shower, WC and single washbasin), second bedroom with en-suite shower room (with single washbasin and shower), 3rd bedroom with large en-suite bathroom (with bath, single washbasin and WC). The staircase leads down to -1 in the hall leading to the large living room with dining area, the superbly equipped open-plan kitchen, with access to the terrace and garden. The 4th bedroom has an en-suite bathroom (with bath, single washbasin and WC). The utility/technical room is on the same level. PEB A.

The strengths of this project lie primarily in its exceptional location, offering a perfect balance between city and woods, on the edge of Brussels.

Cellar and bike storage included in the price, single or double parking required at extra cost.

Sale subject to VAT for the building and registration rights for the land.

Contact us quickly for a presentation of this project 02 3751010 - new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 895.700	Living surface	192 m <sup>2</sup>
Terrace surface	29 m <sup>2</sup>	Bedrooms	4
Bathrooms	2	Shower rooms	2
Parkings (indoor)	1	Floor	0+1
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Garden surface	47 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Toilets	4
Laundry room	✓	Heating (type)	collective
		Heating	hot air pump
Neighborhood	Free sight	Neighborhood	city
Cellar	✓	Elevator	✓
PEB	35 kW/m <sup>2</sup>	PEB category	A
EPC code	A		

### MANDATORY INFO

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	not located in flood area

### FINANCIAL

Under VAT	✓
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