



€ 727.600 | OUDERGEM | REF. 6236561



TERRACE SURFACE

 25 m<sup>2</sup>


LIVING SURFACE

 122 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3

## MOONRISE located in Auderghem - 3 BEDROOM FLAT + 2 TERRACES

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

AUDERGHEM - Victoire proposes This attractive 3-bedroom corner apartment enjoys views to both the side and rear of the building. Entrance hall with separate toilet and small checkroom. 1 first beautiful bedroom with en-suite shower room (with shower and washbasin). Very nice living room, with dining area and super-equipped kitchen - access to the 2 terraces/loggia to the south and east of the apartment.

Night hall, (with laundry room) houses a bathroom (with bath and double sink), a second separate toilet, the other 2 bedrooms (one with en-suite shower room (with shower, toilet and single sink)- PEB A-.

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	€ 727.600	Living surface	122 m <sup>2</sup>
Terrace surface	25 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	2
Parkings (indoor)	1	Floor	3
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	hot air pump
Neighborhood	Free sight	Neighborhood	city
Cellar	✓	Elevator	✓
PEB	33 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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