

## investmen property with 4 apartments

**€ 860.000**

Rue Pierre Van Obberghen 21, 1140  
 Evere



6



360 m²



Well located investment property with 4 recognized apartments (subject to works being carried out). On the ground floor a spacious 1 bedroom apartment (93m²) with large garden (+/- 100m²). On the 1st floor also a 1 bedroom apartment (93m²) with compact terrace (+/- 6m²). On the 2nd floor a 2 bedroom apartment (76m²) with spacious terrace (13m²) and on the 3rd floor + attic a duplex (105m²) with 2 bedrooms. Basement (+/- 40m²). The building is in a very good general condition with double glazing and individual heating systems with separate counters. Close to several access roads & public transport, yet in a quiet location. Opportunity for investors.

## Characteristics

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### GENERAL

Address:	Rue Pierre Van Obberghen 21 1140 Evere
Price:	€ 860.000
Habitable surface:	360 m²
Number of bedrooms:	6
Number of bathrooms:	4
Cadastral income (indexed):	3583
Cadastral income:	€1923
Availability:	Lease contract to respect

### LAYOUT

Apartment:	76 m²
:	6.5 m²
:	5.3 m²
Apartment:	80 m²
:	6.8 m²
Terrace:	3.5 m²
Apartment:	60 m²
:	6.8 m²
Terrace:	12 m²
Apartment:	57 m²
:	7 m²
:	2 m²
Basement:	6.9 m²
Basement:	6.9 m²
Basement:	6.5 m²
Basement:	4.5 m²
Attic:	25.5 m²
:	2.3 m²

### COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Pvc

### EPC

EPC:	148 kWh/m²
EPC level:	C-

### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Not applicable
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested