

Superb new workshop house with terraces

€ 749.000

Ulenstraat 82, 1080 Sint-jans-molenbeek



3



234 m²



Superb new workshop house (+/- 234 m²) with terraces (24 m²) combining housing and professional activity located in an interior island, an integral part of the project "ATELIER" (AN OASIS OF GREENERY IN THE CITY).

Enjoying great privacy and abundant light and low energy consumption technologies (PEB A), it consists of:

On the ground floor: A beautiful gallery / professional activity area equipped with a kitchenette, a separate toilet and a storage room. A beautiful mezzanine space ideal for a complementary office, a meeting room and / or archive storage.

On the first floor: A beautiful open housing unit "living - dining room - kitchen equipped with an island" with large terrace. On the

second floor: 3 bedrooms with terrace, a shower room (double sinks and walk-in shower), a separate toilet and two storage spaces. Located close to TOUR & TAXIS, live urban in peace thanks to the open and green (common) interior space, the unique architectural design, and the facilities offered.

(Sale subject to VAT (21% (or 6% if conditions met) on the construction part and registration fees (12.5%) on the land part).

Delivery (+/-): for the second quarter of 2025

Available at extra cost: Car parking space - motorcycle parking space - cellar.

Characteristics

GENERAL

Address:	Ulenstraat 82 1080 Sint-jans-molenbeek
Price:	€ 749.000
Habitable surface:	234 m ²
Number of bedrooms:	3
Number of bathrooms:	1
Cadastral income:	€0

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COMFORT

Heating:	Individual
Kitchen:	Not communicated
Glazing:	Triple
Window frame:	Alu

ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Not applicable
Subdivision permit:	No
Flood-sensitive area:	Not yet requested