

## HOUSE TO RENOVATE ON A PRIME LOCATION

**€ 424.000**

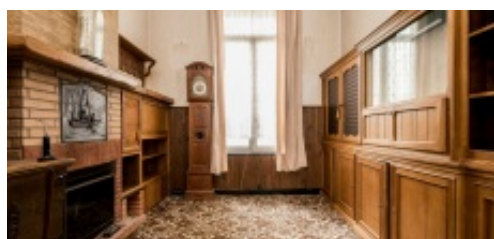
Rue Van Campenhout 47, 1000 Brussel



4



165 m²



Authentic house to renovate in a good and strategic location, within walking distance of the European institutions and Squares. House of +/- 165m² with garage, 4 spacious bedrooms and compact courtyard in need of total renovation. Ground floor with entrance hall, living room, dining room and kitchen opening onto the compact outdoor space. Upstairs, 4 bedrooms (22m² & 14m² & 15m² & 14m²) and a bathroom. Basement with storage room and an additional bathroom. The house also has an attic (not finished) and a garage. Good location in a quiet street close to several parks, schools, public transport and shops.

### Characteristics

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165 m<sup>2</sup>

### GENERAL

Address:	Rue Van Campenhout 47 1000 Brussel
Price:	€ 424.000
Habitable surface:	165 m <sup>2</sup>
Number of bedrooms:	4
Number of bathrooms:	2
Number of garages:	1
Cadastral income (indexed):	2146
Cadastral income:	€1026
Availability:	Onact

### LAYOUT

Entrance Hall:	5.5 m <sup>2</sup>
:	8 m <sup>2</sup>
:	15.5 m <sup>2</sup>
:	14.5 m <sup>2</sup>
Kitchen:	8.5 m <sup>2</sup>
Toilet 1:	2 m <sup>2</sup>
:	9 m <sup>2</sup>
Bedroom 1:	14 m <sup>2</sup>
Bedroom 2:	22 m <sup>2</sup>
Bedroom 3:	15 m <sup>2</sup>
Bedroom 4:	14 m <sup>2</sup>
Bathroom 1:	7.5 m <sup>2</sup>
Attic:	19 m <sup>2</sup>
:	9 m <sup>2</sup>
Bathroom 2:	6 m <sup>2</sup>
Basement:	3.5 m <sup>2</sup>
Basement:	11.5 m <sup>2</sup>
Garage:	19 m <sup>2</sup>
Garden:	6.5 m <sup>2</sup>

### COMFORT

Heating:	Individual
Kitchen:	Not present
Glazing:	Single
Window frame:	Wood

### EPC

EPC:	705 kWh/m <sup>2</sup>
EPC level:	G

### ADDITIONAL INFORMATION

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