

## Beautiful apartment on a prime location

**€ 395.000**

Square Marie-louise 3, 1000 Brussel

2 100 m<sup>2</sup>



Beautiful apartment with nice view on Square Marie-louise. Entrance hall with fitted checkroom. Spacious, bright living room, fully equipped kitchen with adjoining compact terrace. Night hall with 2 bedrooms, separate toilet and bathroom with bath and double sink. Spacious master bedroom with checkroom wall and compact terrace at the back. Very good location, walking distance from the European institutions, public transport, metro and shops.

## Characteristics

### GENERAL

Address:	Square Marie-louise 3 1000 Brussel
Price:	€ 395.000
Habitable surface:	100 m <sup>2</sup>
Number of bedrooms:	2
Number of bathrooms:	1
Cadastral income (indexed):	4369
Cadastral income:	€2218
Availability:	Lease contract to respect

### LAYOUT

:	4 m <sup>2</sup>
Storage:	3.3 m <sup>2</sup>
Living:	37 m <sup>2</sup>
Night Hall:	4.5 m <sup>2</sup>
Toilet 1:	1.3 m <sup>2</sup>
Dining Room:	7.5 m <sup>2</sup>
Kitchen:	6 m <sup>2</sup>
Bathroom 1:	3.5 m <sup>2</sup>
Bedroom 1:	8.5 m <sup>2</sup>
Bedroom 2:	19.5 m <sup>2</sup>
Kitchen:	2 m <sup>2</sup>
Bedroom 3:	11.5 m <sup>2</sup>
Toilet 2:	1.2 m <sup>2</sup>

### COMFORT

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

### EPC

EPC:	467 kWh/m <sup>2</sup>
EPC level:	G

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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