

## NICE HOUSE WITH A COMPACT CITY GARDEN

**€ 675.000**

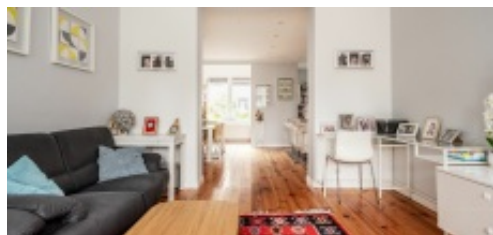
Avenue Charles Gilisquet 79, 1030  
Schaarbeek



4



223 m²



Spacious, bright house with garage in a very good location. Entrance hall giving access to the ground floor with the living space, dining room and open, fully equipped kitchen. At the back a compact city garden (+/- 17m²). On the first upper floor we find 3 bedrooms (15m² & 15m² & 9m²) as well as a bathroom with bathtub, toilet and sink. The 2nd floor was arranged as an apartment with separate living space, open equipped kitchen, a 4th bedroom (16m²) and bathroom. The spacious mezaninne (22m²) can possibly serve as a 5th bedroom, hobby room or extra storage space. The property also has a spacious laundry room on the -1 floor, extra shower room and practical garage with extra parking space in front of the house. Double glazing, a water softener and 2 gas boilers (heating + water) provide extra comfort. Move-in ready home, very well located within walking distance to public transport, several schools, shops / supermarkets, parks and close to several access roads and NATO.

## Characteristics

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223 m<sup>2</sup>

### GENERAL

|                      |  |
|----------------------|--|
| Address:             | Avenue Charles Gilisquet 79<br>1030 Schaarbeek |
| Price:               | € 675.000                                      |
| Habitable surface:   | 223 m <sup>2</sup>                             |
| Number of bedrooms:  | 4  |
| Number of bathrooms: | 3  |
| Number of garages:   | 1  |
| Cadastral income:    | €1633  |
| Availability:        | Onact  |

### LAYOUT

|                                |                     |
|--------------------------------|---------------------|
| Washing Space:                 | 21 m <sup>2</sup>   |
| :                              | 6 m <sup>2</sup>    |
| Bathroom 1:                    | 3 m <sup>2</sup>    |
| Garage:                        | 19 m <sup>2</sup>   |
| :                              | 10 m <sup>2</sup>   |
| Living:                        | 16 m <sup>2</sup>   |
| Dining Room:                   | 17 m <sup>2</sup>   |
| Kitchen:                       | 9 m <sup>2</sup>    |
| :                              | 5.5 m <sup>2</sup>  |
| Bathroom 2:                    | 7 m <sup>2</sup>    |
| Bedroom 1:                     | 15 m <sup>2</sup>   |
| Bedroom 2:                     | 8.5 m <sup>2</sup>  |
| Bedroom 3:                     | 13 m <sup>2</sup>   |
| :                              | 3 m <sup>2</sup>    |
| Living Room With Open Kitchen: | 26.5 m <sup>2</sup> |
| Mezzanine:                     | 22 m <sup>2</sup>   |
| Bedroom 4:                     | 16.5 m <sup>2</sup> |
| :                              | 6 m <sup>2</sup>    |

### COMFORT

|               |              |
|---------------|--------------|
| Heating:      | Individual   |
| Kitchen:      | All built-in |
| Glazing:      | Double       |
| Window frame: | Pvc          |

### EPC

|            |                        |
|------------|------------------------|
| EPC:       | 253 kWh/m <sup>2</sup> |
| EPC level: | E                      |

### ADDITIONAL INFORMATION

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

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