

NICE AND BRIGHT 3 BEDROOM APARTMENT IN THE EU QUARTER

€ 540.000

Square Marguerite 34, 1000 Brussel

3 135 m²



Beautiful, bright and ready to move in apartment on the 5th floor in a prime location in the EU district. Spacious entrance hall opening onto the living room (60m²) with open, fully equipped kitchen. Landing with first spacious bedroom (15m²) and bathroom with shower, sink and toilet. Second night hall with separate toilet, 2 bedrooms (15m² & 10m²) and bathroom with bath, double sink and bidet. The 3rd bedroom also gives access to a south facing rear terrace (4m²). 2 private cellars and parking space in the building to purchase (+ €30,000). Very favorable EPC (B-) and compliant electrical installation. Very well located on Square Marguerite, close to public transport, parks, shops and Metro.

Characteristics

GENERAL

Address:	Square Marguerite 34 1000 Brussel
Price:	€ 540.000
Habitable surface:	135 m ²
Number of bedrooms:	3
Number of bathrooms:	2
Construction year:	1970
Cadastral income:	€2436
Availability:	Onact

LAYOUT

:	6.5 m ²
Living Room With Open Kitchen:	60 m ²
Night Hall:	3 m ²
Bathroom 1:	4 m ²
Bedroom 1:	15.5 m ²
Night Hall:	4 m ²
Bathroom 2:	5.5 m ²
Toilet 1:	1 m ²
Bedroom 2:	15.5 m ²
Bedroom 3:	10 m ²
Terrace:	4.5 m ²

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COMFORT

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

EPC

EPC:	94 kWh/m ²
EPC level:	B-

ADDITIONAL INFORMATION

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