

Cozy studio (35 sqm) to renovate with sleeping corner, on a prime location in the European district

**€ 210.000**

Square Marie-louise 29, 1000 Brussel



35 m<sup>2</sup>



Cozy studio (35 sqm) to renovate with sleeping corner, on a prime location in the European district. Located at the quiet rear of the building. Entrance with checkroom and separate toilet. Living room with semi-open kitchen. Bathroom with bath and sink. Sleeping area separated by a closet. Super good location, close to Schuman and the European institutions, public transport, the Squares and shops.

## Characteristics

### GENERAL

|                             |  |
|-----------------------------|--|
| Address:                    | Square Marie-louise 29<br>1000 Brussel |
| Price:                      | € 210.000                              |
| Habitable surface:          | 35 m <sup>2</sup>                      |
| Number of bedrooms:         | 1                                      |
| Number of bathrooms:        | 1                                      |
| Cadastral income (indexed): | 2370                                   |
| Cadastral income:           | €1056                                  |

### LAYOUT

|             |                    |
|-------------|--------------------|
| :           | 3 m <sup>2</sup>   |
| Toilet 1:   | 1 m <sup>2</sup>   |
| Living:     | 18 m <sup>2</sup>  |
| Kitchen:    | 4.5 m <sup>2</sup> |
| Bathroom 1: | 3 m <sup>2</sup>   |
| Bedroom 1:  | 6 m <sup>2</sup>   |

### COMFORT

|               |                        |
|---------------|------------------------|
| Heating:      | Common                 |
| Kitchen:      | Cupboards & appliances |
| Glazing:      | Double                 |
| Window frame: | Alu and Wood           |

### EPC

|            |                        |
|------------|------------------------|
| EPC:       | 143 kWh/m <sup>2</sup> |
| EPC level: | C-                     |

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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 |