

COSY FURNISHED 1BR FLAT – CLOSE TO PARK CINQUENTENAIRE

€ 245.000

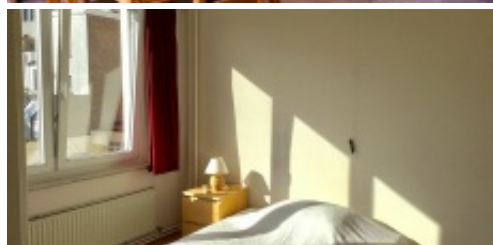
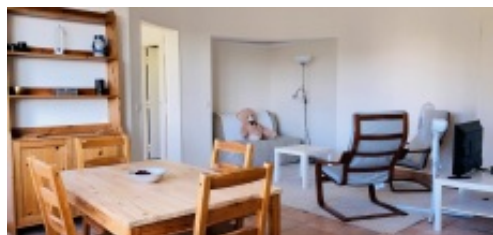
Avenue Des Nerviens 135, 1040
Etterbeek



1



56 m²



Compact and bright apartment in need of some renovation, located on the second floor at the rear of the building, offering a peaceful setting. Ideally situated just a short walk from Cinquantenaire Park.

The apartment comprises an entrance hall with a separate toilet, a bright living and dining area with a basic fitted kitchen, and one bedroom with an en-suite bathroom (shower and sink).

The property also includes a private cellar. The building offers a shared bicycle storage room and a communal laundry room. Excellent location, close to public transport, the metro, and the European institutions.

Characteristics

GENERAL

Address:	Avenue Des Nerviens 135 1040 Etterbeek
Price:	€ 245.000
Habitable surface:	56 m²
Number of bedrooms:	1
Number of bathrooms:	1
Construction year:	1954
Renovation year:	2007
Cadastral income:	€0

LAYOUT

:	3.2 m²
Toilet 1:	1.45 m²
Kitchen:	5 m²
Dining Room:	15 m²
Living:	11 m²
Bedroom 1:	12 m²
Bathroom 1:	4 m²

COMFORT

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

EPC

EPC:	148 kWh/m²
EPC level:	C-
EPC unique code:	20190722-0000553638-01-3

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ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested