Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

# Apartment in need of renovation on the 2nd floor

**€ 235.000**

Rue Sander Pierron 36, 1030 Schaarbeek

1 80 m²







Located on the 2nd floor of the building, in the charming and quiet Sander Pierronstraat 36, this apartment enjoys a prime location in the heart of the prestigious and green Riga / Huart Hamoir neighbourhood. Parks, shops, schools and public transport are all within easy walking distance.
The apartment offers one bedroom, a separate office space and a small balcony, representing an excellent opportunity for anyone looking for a property to fully renovate and personalise according to their own taste and needs.
The entrance hall, which includes a separate toilet, provides access to the various rooms. The apartment comprises a bedroom and a separate office space. The kitchen provides access to a compact balcony and connects to the living area, from where the bathroom can also be accessed.
The apartment requires a complete renovation but already benefits from several attractive features, including double glazing, a compliant electrical installation and a private cellar. EPC: F label.
An excellent opportunity for those looking to create a fully personalised home in a sought-after and pleasant neighbourhood, either for personal occupation or as an investment.

## Characteristics

### GENERAL

| | |
|---|---|
| Address: | Rue Sander Pierron 36<br>1030 Schaarbeek |
| Price: | € 235.000 |
| Habitable surface: | 80 m² |
| Number of bedrooms: | 1 |
| Number of bathrooms: | 1 |
| Cadastral income: | €540 |

### LAYOUT

| | |
|---|---|
| : | 6 m² |
| Living: | 15 m² |
| Kitchen: | 14 m² |
| Bedroom 1: | 16 m² |
| Bedroom 2: | 14 m² |
| Bathroom 1: | 4 m² |
| Toilet 1: | 1 m² |
| Night Hall: | 1 m² |
| Terrace: | 2 m² |

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## COMFORT

| | |
|---|---|
| Heating: | Individual |
| Kitchen: | Cupboards & appliances |
| Glazing: | Double |
| Window frame: | Pvc and Wood |

## EPC

| | |
|---|---|
| EPC: | 303 kWh/m² |
| EPC level: | F |
| EPC unique code: | 20221003-0000621945-01-8 |

## 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 |