

Renovation apartment with 1 spacious bedroom in the European Quarter

€ 295.000

Spastraat 23, 1000 Brussel



1



65 m²



Renovation Apartment with One Spacious Bedroom in the Heart of the European Quarter

Ideally located on the highly sought-after Rue de Spa, just moments from the European Quarter, this approximately 65m² apartment occupies the second floor of a well-maintained building and offers an excellent opportunity for buyers looking to renovate a property to their own taste and modern living standards.

The location is one of the property's greatest assets. The European institutions, Schuman, Cinquantenaire Park, public transport, shops, restaurants and all everyday amenities are all within easy walking distance. This prime setting makes the apartment equally attractive as a primary residence or a long-term investment.

The apartment features a spacious bedroom, a bright living area and a practical layout with excellent renovation potential. At the front of the property, a compact balcony provides a pleasant outdoor space, while a private cellar offers convenient additional storage.

The building is well maintained and benefits from oil-fired central heating. The electrical installation is not compliant with current regulations and the property has an EPC rating of E, giving future owners the opportunity to improve its energy efficiency while creating a home tailored to their own preferences.

A fantastic opportunity to acquire a well-located apartment with excellent renovation potential, a spacious bedroom and a prime location in the heart of Brussels' prestigious European Quarter.

Characteristics

GENERAL

Address:	Spastraat 23 1000 Brussel
Price:	€ 295.000
Habitable surface:	65 m²
Number of bedrooms:	1
Number of bathrooms:	1
Cadastral income:	€0

LAYOUT

Entrance Hall:	3 m²
Living:	24 m²
Kitchen:	9 m²
Bathroom 1:	4 m²
Bedroom 1:	25 m²
Basement:	10 m²

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COMFORT

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

EPC

EPC:	251 kWh/m²
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