

Charming house for sale

Rue Dekens 15 1040 Etterbeek

€ 825.000



3



2



210 m²



40 m²



110 m²



1



Description

UNDER OPTION - CINQUANTENAIRE - In a pleasant area, close to the Parc du Cinquantenaire, shops, European institutions and major roads, beautiful family house of +/- 210m2 on a plot of 1a10, located in a quiet street within walking distance of metro Schuman - On the ground floor, entrance hall, living room of +/- 56m2 with open kitchen and access to the terrace and garden. On the entresol, guest toilet and bureau. On the 1st floor, 1 bedroom of +/-23m2 and spacious bathroom with shower, double sink on cabinet and toilet with access to the terrace. On the 2nd floor, bedroom 2 of +/-13m2, bathroom and bedroom 3 of +/-13m2 with mezzanine. Several cellars - Gas central heating, photovoltaic panels, double-glazed wooden frames (1984, 2011 and 2021), electrical conformity, PEB E - Possibility to buy a garage (45.000€) - Nice opportunity!

Details

General information

Construction year
1910

State
Good state

Type of construction
Attached

Floors
2

Garden
40 m²

Orientation of the rear front
North-east

Terraces
2

Terrace 1
south-west

Garage
Yes

Garages
1

Parking inside
No

Layout

Living room
56 m²

Kitchen
Yes (US fully fitted)

Bureau
Yes

Bedroom 1
23 m²

Bedroom 2
13 m²

Bedroom 3
13 m²

Toilets
3

Cellar
Yes

Laundry
Yes

In the proximity

Environment
Central

Shops nearby
Yes

School nearby
Yes

5.000 m

Dimensions

Ground area
110 m²

Habitable surface
210 m²

Width at the street
6 m

Front width
6 m

Comfort

Handicap friendly
No

Elevator
No

Pool
No

Energy

EPC
259 kWh/m²

CO2 emission
52kg CO2/m²

Windows
Wood

Electricity certificate
Yes, conform

Heating type
Condensation

Heating
Individual

Financial

Price
€ 825.000

Land registry income
€ 1.280

Liberal profession possible
Yes

Reference
Dekens 15

Available
At the contract

Spatial planning

Destination
Not disclosed

Building permission
Yes

Intimation
Not disclosed

Parcelling permission
Not disclosed

Right of pre-emption
Not disclosed

Flooding area
Not located in flood area