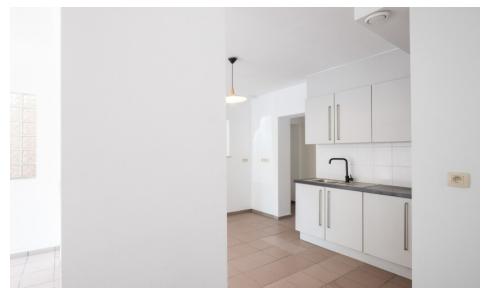


## FOR SALE - APARTMENT BLOCK

Krijgskundestraat 38, 1160 Auderghem

€ 499.000

Ref. 7214397



Number of bedrooms: 4

Surf. Living: 178m<sup>2</sup>

PEB/EPB: 247kwh/m<sup>2</sup>/j

Number of bathrooms: 2

Surf. Plot: 121m<sup>2</sup>

Availability: at the contract

## DESCRIPTION

In a quiet street in the heart of Auderghem, just steps from the VUB, lies this charming building with two spacious residential units. A perfect opportunity for a smart investment or a warm home in a lively, well-connected neighbourhood.

The ground floor apartment (89 m<sup>2</sup> according to EPC) is move-in ready and immediately available. It features a bright living room with open kitchen – ideal for cosy evenings. Two comfortable bedrooms and a functional shower room meet everyday needs. A small rear courtyard adds extra charm. EPC label: E.

The first-floor apartment, also 89 m<sup>2</sup> (according to EPC), includes two bedrooms, a bathroom, and an open-plan living area with kitchen. It is currently rented, making it a great investment opportunity. EPC label: G.

Both units are technically sound: double glazing and a compliant electrical installation offer peace of mind to any buyer or investor.

Thanks to its prime location near public transport, shops, parks, and the university, this building appeals to students, young families, and investors alike.

Interested? Come and experience the atmosphere – this building is ready to write new stories. Perhaps yours.

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## FINANCIAL

Price: € 499.000,00

Available: At the contract

Land registry income: € 1.566,00

Investment property: Yes

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## BUILDING

Habitable surface: 178,00 m<sup>2</sup>

Fronts: 2

State: Good state

Main area: 121 m<sup>2</sup>

Orientation facade: South-west

## TERRAIN

Ground area: 121,00 m<sup>2</sup>

Width at the street: 7,39 m

Garden: No

## COMFORT

Furnished: No

Elevator: No

## LAYOUT

Kitchen: Yes, not fitted

Bathroom type: Shower and bath tub

Cellar: Yes

## ENERGY

EPC score: 247

EPC class: E

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: No legal correction or administrative measure imposed

## **PARKING**

Parkings inside: No