IMMO DE BRUYCKERE

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FOR SALE - BEL-ETAGE

€ 485.000

Avenue de Beersel 79, 1180 Uccle

Ref.









Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 192m²
Surf. Plot: 285m²

PEB/EPB: 397kwh/m²/j

DESCRIPTION

In Uccle, you will discover this bright and charming semi-detached house, a warm home offering character and great potential.

With a gross surface area of 192 m² according to the PEB, the property currently offers two full-sized bedrooms, a study/dressing and an attic (accessible via a fixed staircase) which can be converted into two additional bedrooms. Ideal for a growing family, guest rooms or a hobby space.

On the first floor, you will find a spacious and particularly bright living area with an adjoining kitchen, creating a pleasant and practical layout.

The garden provides a lovely space to relax and enjoy outdoor living whenever the weather allows. A garage and an outdoor parking space add to the everyday comfort.

Located in a quiet and residential area of Uccle, close to Calevoet and the border with Drogenbos, the property enjoys excellent accessibility. Public transport (tram, bus and train), shops, schools (including the Lycée Français) and main roads towards Brussels and the Ring are all within easy reach.

A property full of possibilities, where you can gradually create your own story.

FINANCIAL

Price: € 485.000,00
Available: At the contract
Land registry income: € 1.736,00

BUILDING

Habitable surface: 192,00 m²
Fronts: 3
Construction year: 1960
State: To be refreshed

COMFORT

Furnished: No

ENERGY

EPC score: 397
EPC code: 0000749552-01-0
Double glazing: Yes
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)

TERRAIN

Ground area: 285,00 m²
Garden: Yes

LAYOUT

Living room: 24,00 m²
Dining room: 10,00 m²
Kitchen: 8,00 m²
Bedroom 1: 17,00 m²
Bedroom 2: 10,00 m²
Bedroom 3: 6,00 m²
Toilets: 2
Attic: 27,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Not disclosed
Destination: Not disclosed
Intimation: Not disclosed
Right of pre-emption: Not disclosed
Parcelling permission: Not disclosed
Flooding area: Potential flood area

PARKING

Garage: Yes

Parkings outside: 1

Parkings inside: 1