IMMO DE BRUYCKERE

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FOR SALE - FLAT

€ 269.000

Rue Marie Collart 54 B0201, 1620

Ref.









Number of bedrooms: 2
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 70m²

PEB/EPB: 301kwh/m²/j

DESCRIPTION

Are you looking for a move-in ready flat (70 m2 according EPC) with a cosy atmosphere and very low shared costs, located in a quiet street? Then this flat on the second floor of a small co-ownership with only three owners could be exactly what you are looking for.

The flat offers a pleasant living area with open kitchen, creating a warm and practical living space. There are also two rooms, with the second room accessible through the first one. This space can perfectly serve as an extra bedroom, dressing room, office or hobby room. A bathroom with toilet completes the flat.

The property also includes a private basement storage area with space for storage and the possibility to install a washing machine.

With an EPC score of 301 kWh/m², compliant electrical installation and an asbestos-safe certificate, the flat is completely move-in ready.

The location is certainly another strong point. Brussels is nearby and public transport, including tram, train and bus, is easily accessible. Shops, restaurants and other amenities are all within walking distance.

FINANCIAL

Price: € 269.000,00
Available: At the contract
Land registry income: € 496,00

BUILDING

Habitable surface: 70,00 m²
Fronts: 2
Construction year: 1947
Renovation: 2016
State: Good state
Floor: 2

COMFORT

Furnished: No
Elevator: No

ENERGY

EPC score: 301
EPC code: 0003862211-RES-1
EPC class: D
Double glazing: Yes
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LAYOUT

Living room: 27,00 m²
Kitchen: 10,00 m²
Bedroom 1: 15,00 m²
Bedroom 2: 6,00 m²
Bathroom 1: 6,00 m²
Bathroom type: Shower in bath
Toilets: 1
Laundry: Yes
Cellar: Yes

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
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 11/05/2026
G-score: A

P-score: A