

## FOR SALE - FLAT

Rue du Merlo 6 B49, 1180 Uccle

€ 199.000

Ref. 6504058



Number of bedrooms: 2

Surf. Living: 73m<sup>2</sup>

PEB/EPB: 272kwh/m<sup>2</sup>/j

Number of bathrooms: 1

Availability: at the contract

## DESCRIPTION

Your dream project starts here!

This apartment offers a unique opportunity to leave your mark and create the interior of your dreams. The complete renovation invites you to unleash your imagination and design a home that perfectly suits your lifestyle.

Upon entering through the front door, you are welcomed into a hallway that leads to the separate kitchen and the living area.

With a gross floor area of 73 m<sup>2</sup> on the ground floor, the apartment also features a bathroom, two bedrooms, and a practical cellar – everything you need for comfortable living.

The location is a real asset: shops, restaurants, schools, and sports facilities are within walking distance. Moreover, tram and bus stops are nearby, providing excellent connectivity to everything you need.

Are you ready to turn this apartment into your home? Get inspired and explore the possibilities!

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## FINANCIAL

Price: € 199.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.056,00

Liberal profession possible: Yes

## BUILDING

Habitable surface: 73,00 m<sup>2</sup>

State: To be renovated

## COMFORT

Concierge: Yes

Parlophone: Yes

Elevator: Yes

## ENERGY

EPC score: 272

EPC code: 0000678705

EPC class: E

Electricity certificate: Yes, not conform

Heating type: Gas

Heating: Collective

## LAYOUT

Kitchen: 7,00 m<sup>2</sup>

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 9,00 m<sup>2</sup>

Bathroom 1: 4,00 m<sup>2</sup>

Bathroom type: Bath

Toilets: 1

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Water: Yes

## PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Not located in flood area

## PARKING

Parkings outside: Yes