

FOR SALE - FLAT

Rue du Merlo 6A B20, 1180 Uccle

€ 219.000

Ref. 6889031



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 68m²

Surf. terrace: 8m²

PEB/EPB: 115kwh/m²/j

DESCRIPTION

On the fifth floor of a well-maintained building, this move-in-ready apartment (68 m² according to the EPC) is waiting for its new owner. With a smart layout, plenty of natural light, and a warm atmosphere, it's the perfect place to instantly feel at home.

You enter through a welcoming hallway that leads to the bright living room. Large windows flood the space with daylight – ideal for relaxing.

The kitchen is separate and recently renovated: a modern and practical space where you can cook in peace and enjoy your favourite recipes. The apartment also features a comfortable bedroom and a bathroom with sink and bathtub – simple yet functional, perfect for everyday living.

Its location is a real asset: shops, schools, restaurants, and sports facilities are all within walking distance. Tram and bus stops nearby ensure smooth connections to the city and beyond.

Book your visit today and experience for yourself the charm and comfort this apartment has to offer.

FINANCIAL

Price: € 219.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.006,00

BUILDING

Habitable surface: 68,00 m²

Construction year: 1969

State: Good state

Floor: 5

Number of floors: 11

COMFORT

Furnished: No

Concierge: Yes

Parlophone: Yes

Elevator: Yes

ENERGY

EPC score: 115

EPC code: 20250731-0000723149-01-4

EPC class: C

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Collective

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Garden: No

Orientation terrace 1: East

LAYOUT

Kitchen: 6,50 m², fully fitted

Bedroom 1: 12,00 m²

Bathroom 1: 5,00 m²

Bathroom type: Shower in bath

Toilets: 1

Terrace: 7,55 m²

Cellar: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: 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
Flooding area: Not located in flood area

PARKING

Parkings outside: Yes

Parkings inside: No