

FOR SALE - FLAT

Rue François Vervloet 179 BB2, 1180 Uccle

€ 305.000

Ref. 7288085



Number of bedrooms: 2

Surf. Living: 91m²

PEB/EPB: 129kwh/m²/j

Number of bathrooms: 1

Surf. terrace: 9m²

Garages: 1

Availability: at the contract

DESCRIPTION

On the second floor of the Fenestral residence, this charming apartment (91 m² according to the EPC) is ready to welcome its new owner. With two terraces, a spacious living area and a well-designed layout, it offers the perfect place to relax and enjoy everyday comfort.

Upon entering, you are welcomed by a generous hallway leading to the bright living room. Thanks to the large windows, the space is filled with natural light, and the south-facing terrace is ideal for enjoying the sun, a coffee or a good book.

The kitchen is separate and provides plenty of space to cook comfortably, whether you prefer quick meals or more elaborate dinners.

The apartment features two full-size bedrooms, each with a pleasant atmosphere and enough space for a double bed and storage. The bathroom is practical and equipped with a washbasin and bathtub.

The second terrace, located on the north side, is a lovely spot to unwind in the evening. A private cellar is included as part of the apartment, offering convenient extra storage space.

A real added value is the closed garage box, available for sale separately at 30,000 euros.

The location is excellent: on the border of Uccle and Drogenbos, close to shops, schools, public transport and green areas. You live here in a quiet environment while still being close to everything.

FINANCIAL

Price: € 305.000,00

Available: At the contract

Land registry income: € 1.323,00

BUILDING

Habitable surface: 91,00 m²

Fronts: 2

Construction year: 1978

State: Good state

Floor: 2

Orientation facade: South

COMFORT

Furnished: No

Parlophone: Yes

Elevator: Yes

ENERGY

EPC score: 129

EPC code: 20181214-0000540785-01-7

EPC class: C

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, not conform

TERRAIN

Garden: No

Orientation terrace 1: South

LAYOUT

Living room: 29,00 m²

Kitchen: 12,50 m², fully fitted

Bedroom 1: 11,50 m²

Bedroom 2: 14,00 m²

Bathroom type: Shower in bath

Toilets: 1

Terrace: 9,00 m²

Cellar: Yes

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: No legal correction or administrative

Heating type: Gas (centr. heat.)
Heating: Collective

measure imposed
Flooding area: Potential flood area

PARKING

Garage: 1