Beautiful, modern apartment, ready to move into

Avenue charles Quint 311, 1083 Ganshoren

Reference: 4449 | Apartment with 1 bedroom

€189.000 EPC G



84 m²	1	1	1187 kWH/m²

Discover this beautiful 84m² apartment, ideally located in Ganshoren. This stylish residence combines comfort, elegance and functionality in a pleasant living environment with excellent accessibility.

Upon entering the apartment, you are immediately welcomed by a spacious and bright living space with open kitchen of no less than 37m². Thanks to the large windows, you enjoy abundant natural light throughout the day and a pleasant view of the surrounding greenery. The warm wooden parquet floor creates a cozy and refined atmosphere where relaxation and socializing are key.

The fully equipped open kitchen seamlessly connects to the living space and is the heart of the apartment. The stylish wooden cabinetry furniture in warm dark brown tones is combined with quality appliances, including an oven, refrigerator, dishwasher and modern cooker hood.

The comfortable bedroom features custom wood-finished closets and provides ample space for a pleasant sleeping and working environment. The bathroom is functionally furnished and equipped with all necessary comforts. In addition, the entrance hall with additional storage space provides a practical and smooth circulation throughout the

apartment.

Outside you will enjoy a pleasant private terrace of 8m², ideal for relaxing and enjoying the outdoors. Attention: the buyer has to undertake, at his own expense and in collaboration with an architect of his choice, the necessary regularization of the terrace.

This apartment is further distinguished by its meticulous finish, durable materials and well thought-out layout. The built-in spot lighting and carefully chosen details provide a contemporary and warm look with optimal living comfort.

Located in a popular residential area of Ganshoren, near public transportation, stores, restaurants and green spaces, this property represents the ideal combination of urban comfort and residential tranquility. An excellent opportunity for those looking for a turnkey apartment with character and appeal.

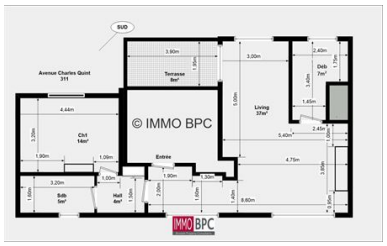
Pictures





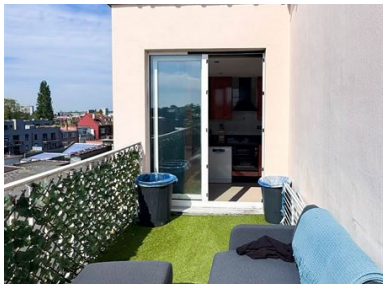






SUD
Avenue Charles Quint
311
Terrasse
8m²
Déb.
7m²
Chf
14m²
Entrée
Living
37m²
Salle
5m²
Hall
4m²
© IMMO BPC





Details

Financial

Price	€189.000
Available	Onact
Cadastrall income (non-indexed)	€996,00
Charges: Cold water, warm water, heating, elevator, syndic, insurance	€150,00

Building

Year built	1972
Condition	Used
Habitable area	84 m²
Constructed area	84 m²
Floor	6
Total floors	6
Roof type	Not communicated

Ground

Terrace	Yes, 8 m², South

Comfort

Lift	Yes

Interior

Floor 6

Hall	4 m². parquet
	4 m². parquet
	25 m². Access to the terrace. parquet
Open kitchen	10 m². Oven, Double-sink, Extractor, Sink, Cermic stove, , , . Tiles
	14 m². parquet
	5 m². Bathroom, Toilet, Storage cupboards, Wall tiles, Washbasin, Washing machine connection. Tiles
storage	7 m². Tiles
Terrace	8 m².

Basement(-1)

Energy

Heating	Common Central heating on gasoline
Windows	Double glazing Hout/Pvc
Electricity certification	Yes, not-conform

Urban

Destination	Requested
Summons	Not applicable
Preemptive Rights	Requested
Permit	Requested
Allotment permit	Requested

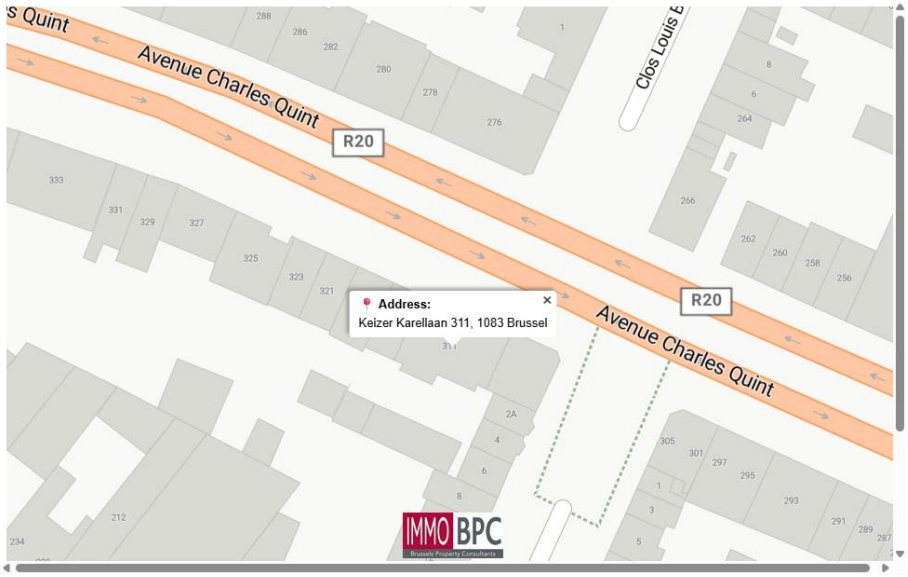
EPC

EPC	1187 kWh/m²
EPC label	EPC G
CO2 emission	235 kg/(m².year)

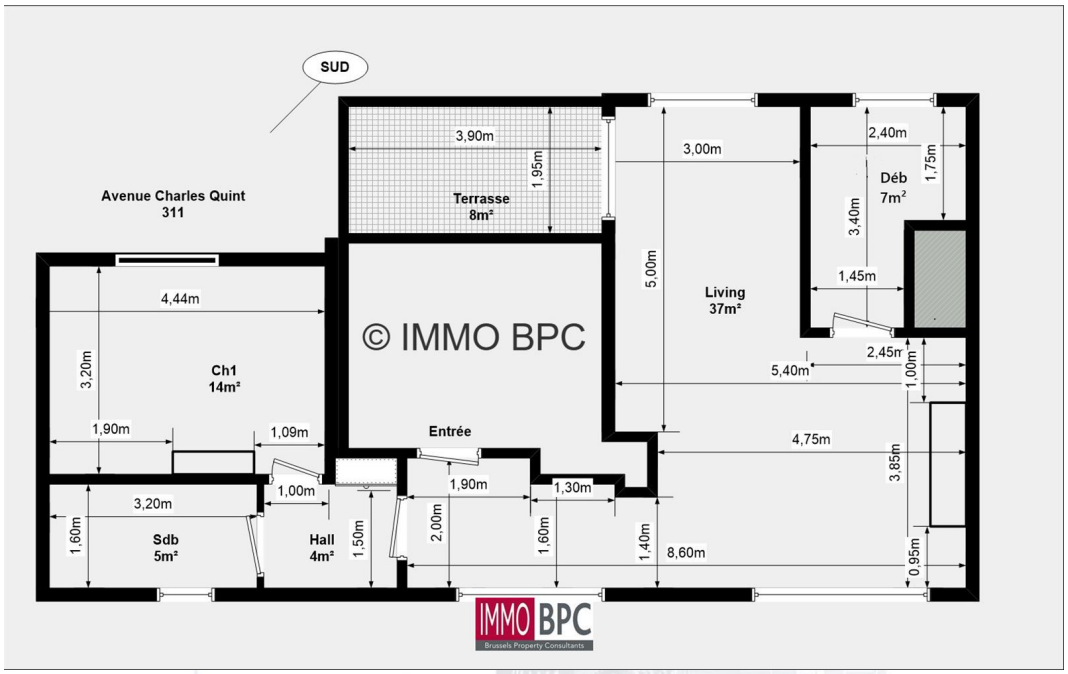


Location and surroundings

Address: Avenue charles Quint 311, 1083 Ganshoren



Floor plan(s)



Interested in this property?

Your IMMO BPC agents are happy to help you!

Tel: +32 2 420 00 28

Email: info@immobpc.be



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Avenue Charles Quint 114, 1083 Ganshoren (Brussels)

+32 2 420 00 28 | info@immobpc.be

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