House

Avenue Norbert Gille 77, 1070 Anderlecht

Reference: 4454 | House

€399.000 EPC G



64 m²	159 m²	3	1	5 m²	424 kWH/m²

This comfortable house with a living area of about 150 m², garage and additional cours, offers numerous possibilities for those looking for a spacious family home or an interesting investment.

On the ground floor there is an entrance hall giving access to the various rooms. The kitchen is well fitted and equipped with modern appliances, ample workspace and practical storage space. Adjacent is a spacious storage room, ideal for additional storage. A major plus is the built-in garage, also on the ground floor, with additional storage space. This provides not only comfort, but also safety for your vehicle, bicycles or equipment. In addition, the house has a pleasant courtyard of about 5 m².

The home features a very spacious and cozy living space with modern furnishings, fireplace and refined details. The open layout creates an inviting atmosphere and lends itself perfectly to both daily living comfort and relaxation. Large windows provide plenty of natural light and pleasant views.

The bedrooms are comfortably laid out with windows that provide natural light and good ventilation. The elegant wooden staircase allows you to easily reach the different levels of the house. The bathrooms are neatly finished with shower stalls and modern tiles in a calm color tone.

The property is conveniently located near stores, public transport and various amenities. Thanks to its space, practical layout and many possibilities, this property is ideal for families, starters with future plans or investors.

A visit is definitely worthwhile â€" let yourself be surprised by the space, comfort and potential of this property.

Pictures



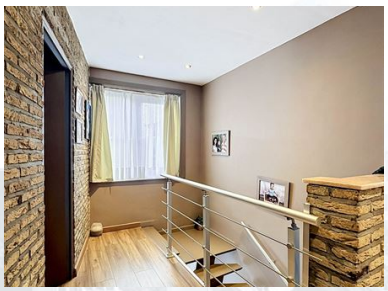
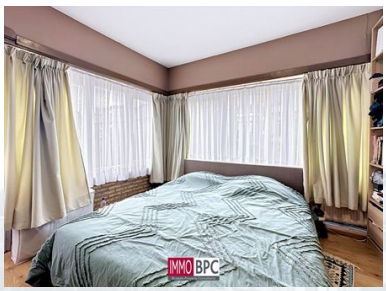




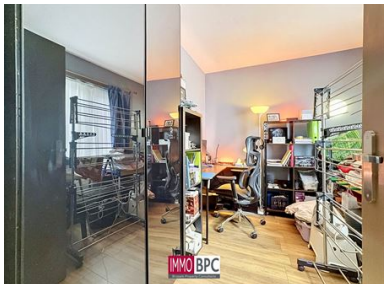


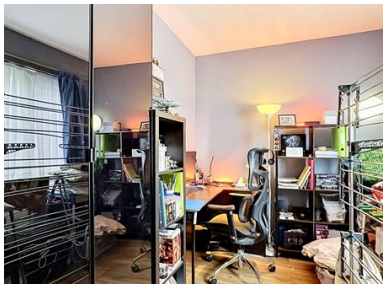














Details

Financial

Price	€399.000
Available	Onact
Cadastrall income (non-indexed)	€1.519,00

Building

Year built	1958
Year renovated	2011
Condition	very good condition
Habitable area	159 m²
Roof type	Flat roof

Ground

Ground area	64 m²
Terrace	Yes, 3 m²
Garden	Yes, 5 m²

Garage/parking

Garages	1 (Mandatory)

Interior

Ground

Hall	8 m². Tiles
	15 m².
	14 m². Oven, Double-sink, Extractor, Sink, Gas hatch, , , . Tiles
storage	5 m². Tiles
	4 m². Tiles

First floor

	49 m². Open fire. Tiles

Second floor

Hall	11 m². laminate
	16 m². laminate
	9 m². laminate
	9 m². laminate
	6 m². Toilet, Wall tiles, Washbasin, . Tiles

Salle de douche 2018 Badkamer van 2018

Energy

Heating	Individual Central heating on gas nouvelle chaudière 2018
Windows	Double glazing pvc
Electricity certification	Yes, not-conform

Urban

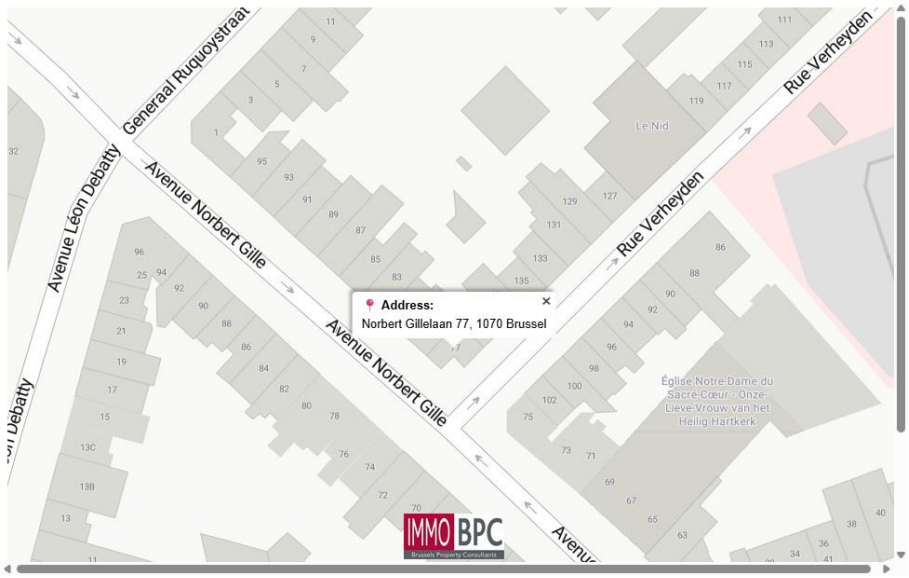
Destination	Requested
Summons	Not applicable
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

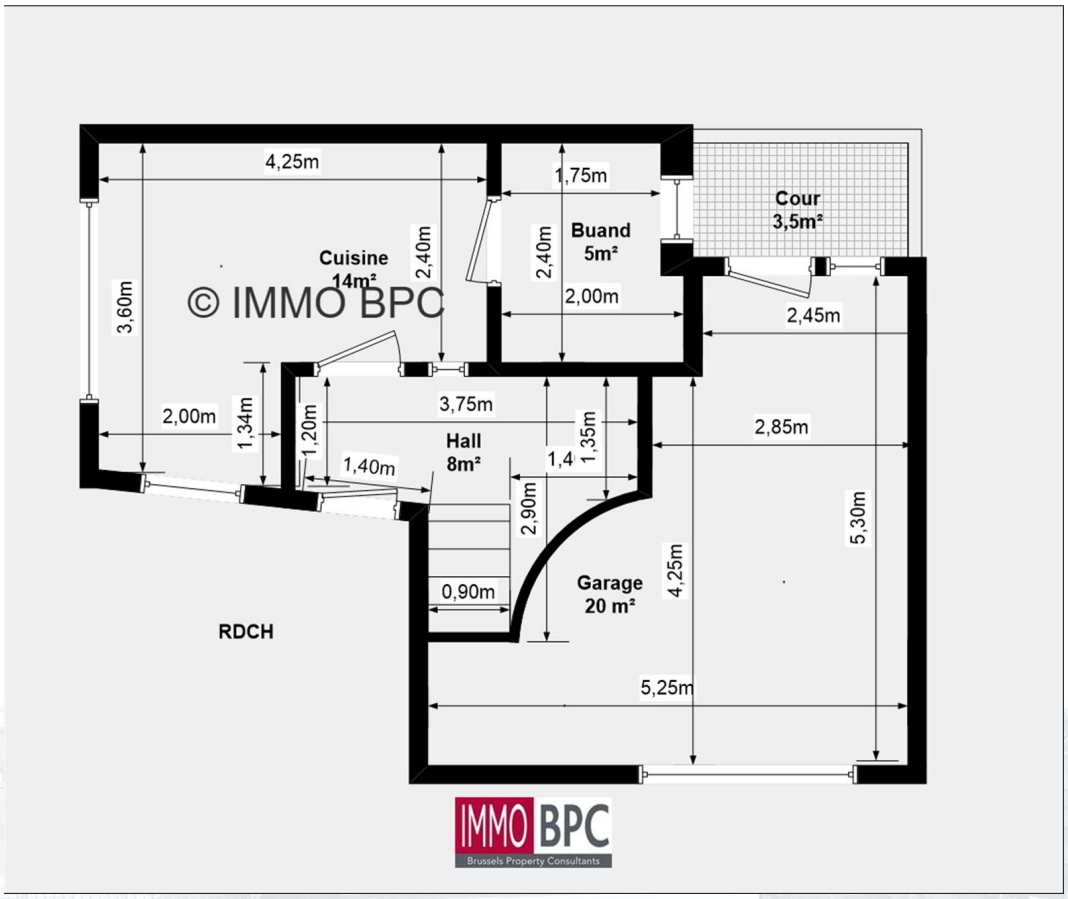
EPC	424 kWh/m²
EPC label	EPC G
CO2 emission	85 kg/(m².year)

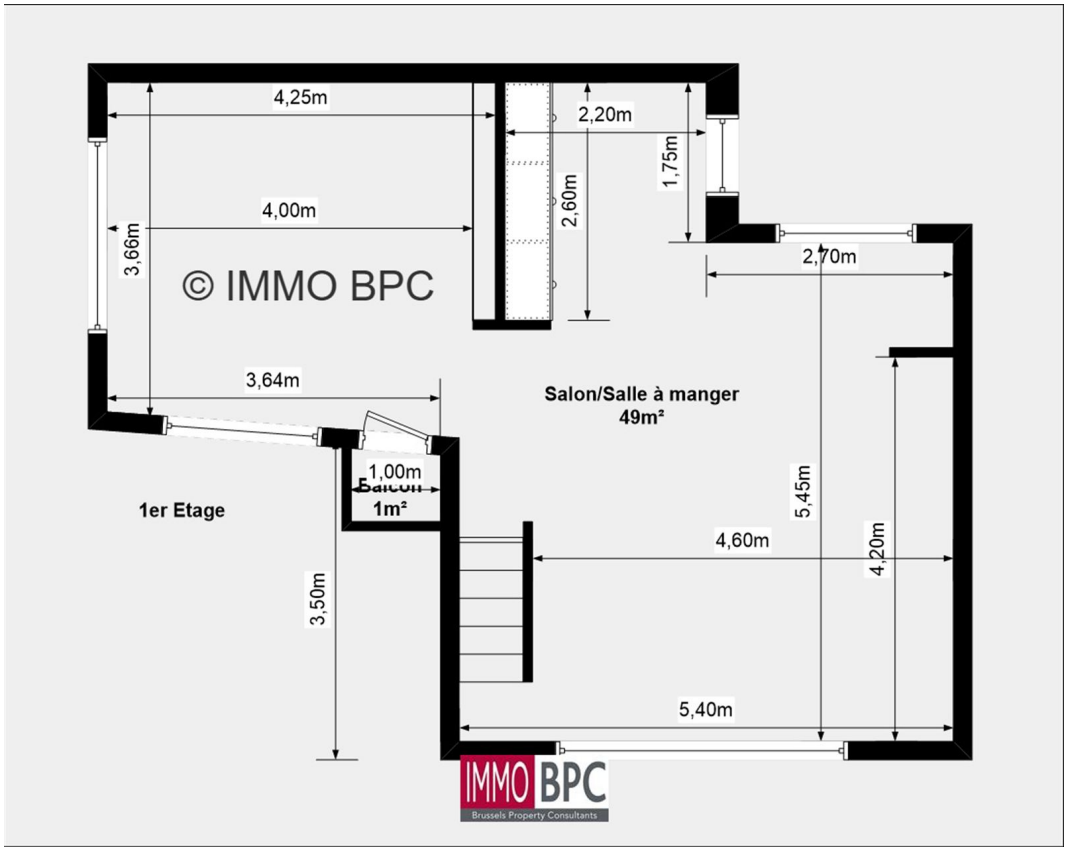
Location and surroundings

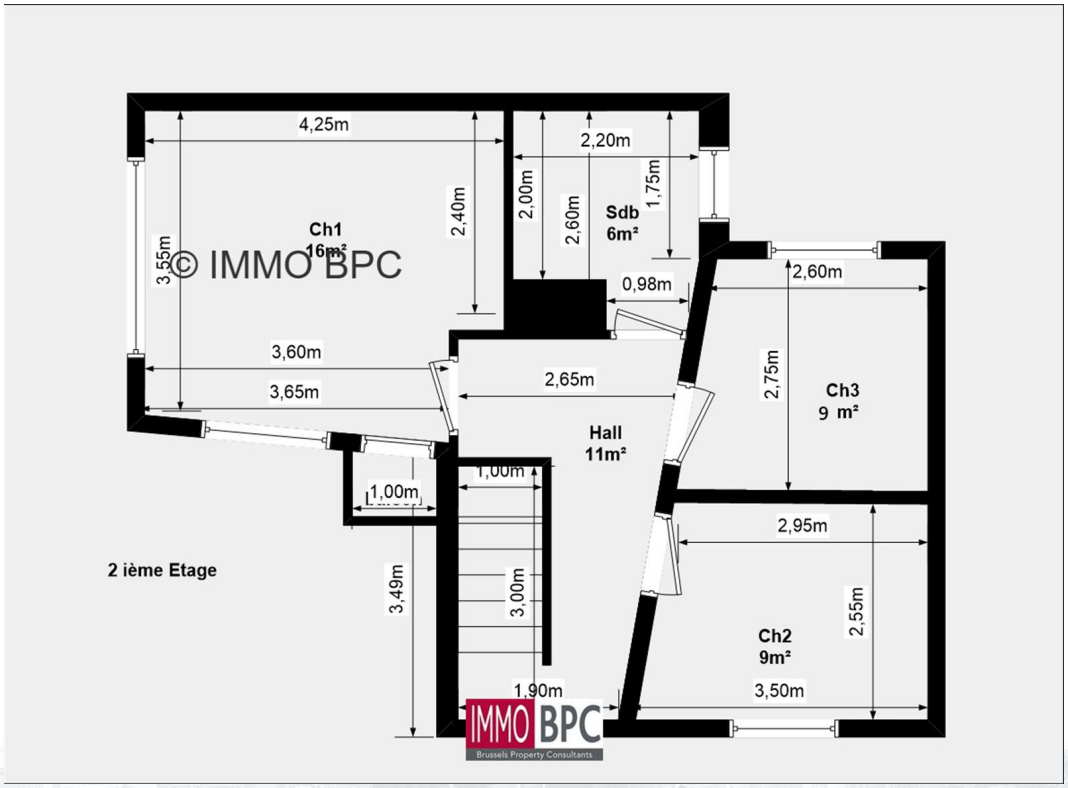
Address: Avenue Norbert Gille 77, 1070 Anderlecht



Floor plan(s)




4,25m
2,20m
1,75m
4,00m
2,60m
3,66m
© IMMO BPC
2,70m
3,64m
Salon/Salle à manger
49m²
1,00m
1m²
1er Etage
5,45m
4,60m
4,20m
3,50m
5,40m
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4,25m
2,20m
Ch1
16m²
2,40m
2,00m
2,60m
Sdb
6m²
1,75m
3,55m
© IMMO BPC
0,98m
2,60m
3,60m
2,65m
2,75m
Ch3
9 m²
3,65m
Hall
11m²
1,00m
1,00m
2,95m
2 ième Etage
3,49m
3,00m
2,55m
Ch2
9m²
1,90m
3,50m
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Interested in this property?

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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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