

House

Rue de l'Église Saint-Martin 54, 1083 Ganshoren

Reference: 4466 | House

€450.000



482 m²



208 m²



2



1



388 kWh/m²

Located in a quiet neighborhood of Ganshoren, this spacious home features a living area of approximately 208 m² on a beautiful lot of 482 m². The home offers an excellent combination of living space, practical layout, outdoor space, and potential for expansion.

The first floor features a spacious and light-filled living room of approximately 34 m², with large windows that provide pleasant natural light. Adjacent to this is the dining area, which opens onto the functional kitchen of approximately 17 m². The home also includes a practical pantry and additional storage space.

Upstairs are two comfortable bedrooms measuring approximately 20 m² and 14 m², both with pleasant natural light. The bathroom is practically laid out with a shower and toilet.

A major asset of this property is the spacious garage of approximately 36 m², ideal for two cars, bicycles, storage, or a hobby room. In addition, the home features a large basement area of approximately 59 m², offering additional storage and usage possibilities.

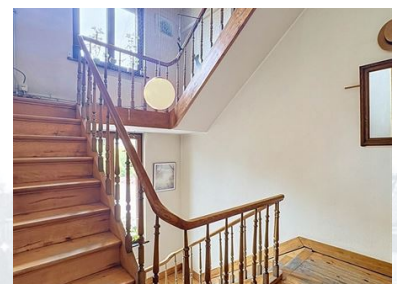
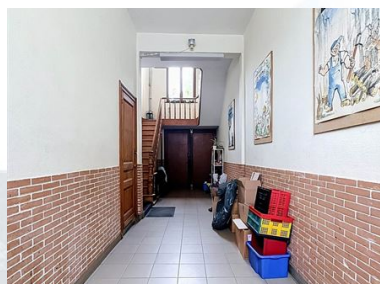
The attic floor features two additional rooms that are perfect for use as an office, a relaxation area, or extra storage. With some further renovation, this floor offers additional potential.

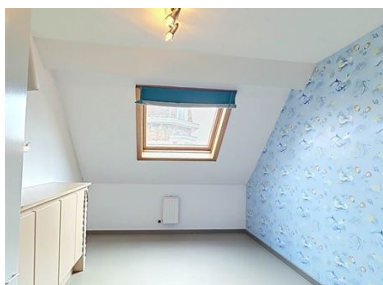
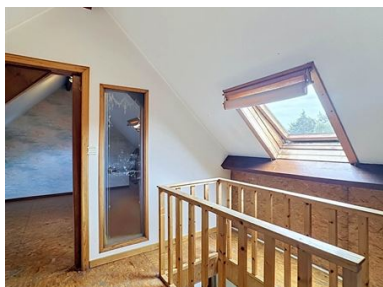
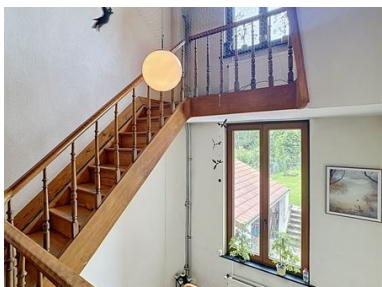
At the rear is the pleasant garden, surrounded by greenery and hedges, allowing you to enjoy peace and privacy. This outdoor space is ideal for families, gardening enthusiasts, or anyone who appreciates a quiet place to relax.

The location in Ganshoren is exceptionally convenient: shops, schools, public transportation, and major thoroughfares are all nearby, while you still enjoy the tranquility of a residential neighborhood.

A spacious home with a large garage, a pleasant garden, and plenty of possibilities— "—is ideal for anyone looking for space, comfort, and potential in Ganshoren.

Pictures





Details

Financial

Price	€450.000
Available	Onact
Cadastral income (non-indexed)	€1.606,00

Building

Year built	1899
Year renovated	1980
Condition	Used
Habitable area	208 m ²
Roof type	Concrete roof vernieuwd 1990

Ground

Ground area	482 m ²
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Garage/parking

Garages	2 (Mandatory)
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Interior

Ground

Hall	21 m². Tiles
	36 m². Precast concrete
	Tiles
Terrace 1	48 m².
	297 m².
storage	21 m².

First floor

Hall	11 m².
	34 m². floor
	17 m². Oven, Sink, Fridge, Cermic stove, Freezer, , , . vinyl

Second floor

Hall	33 m².
	20 m². vinyl
	14 m². vinyl
	18 m². Bathroom, Toilet, Shower, Washbasin, Space for a washing machine, Space for dryer, Washing machine connection. vinyl

Third floor

Storage space	13 m². vinyl
	8 m².

Basement(-1)

Opslagplaats van 21 m² elektrisiteit hernieuwd in 1990
sanitair : 1990
nieuw dak : 1990
opslagplaats achteraan :
nieuw dak 2000



Energy

Heating	Individual Central heating on gas central 1995
Windows	Double glazing wood
Electricity certification	Yes, not-conform

Urban

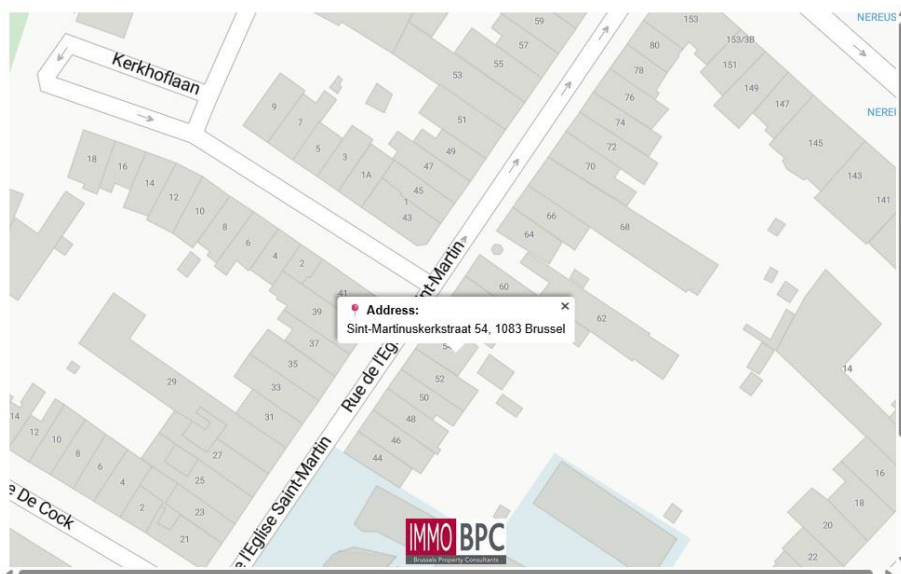
Destination	Not yet requested
Summons	Not yet requested
Preemptive Rights	Not yet requested
Permit	Not yet requested
Allotment permit	Not yet requested

EPC

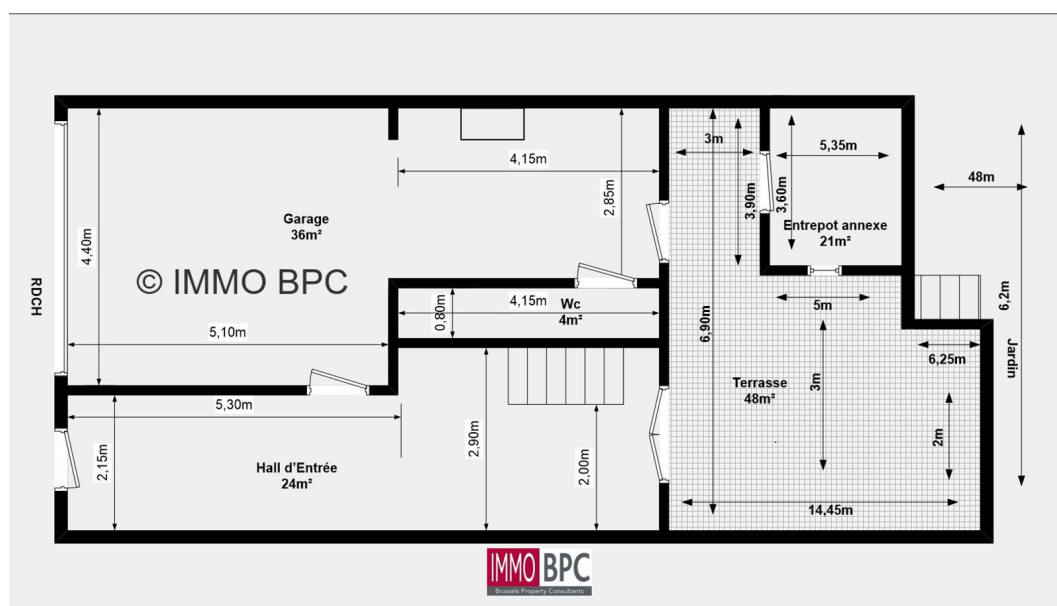
EPC	388 kWh/m ²
EPC label	
EPC code	-
EPC valid until	21/07/2026

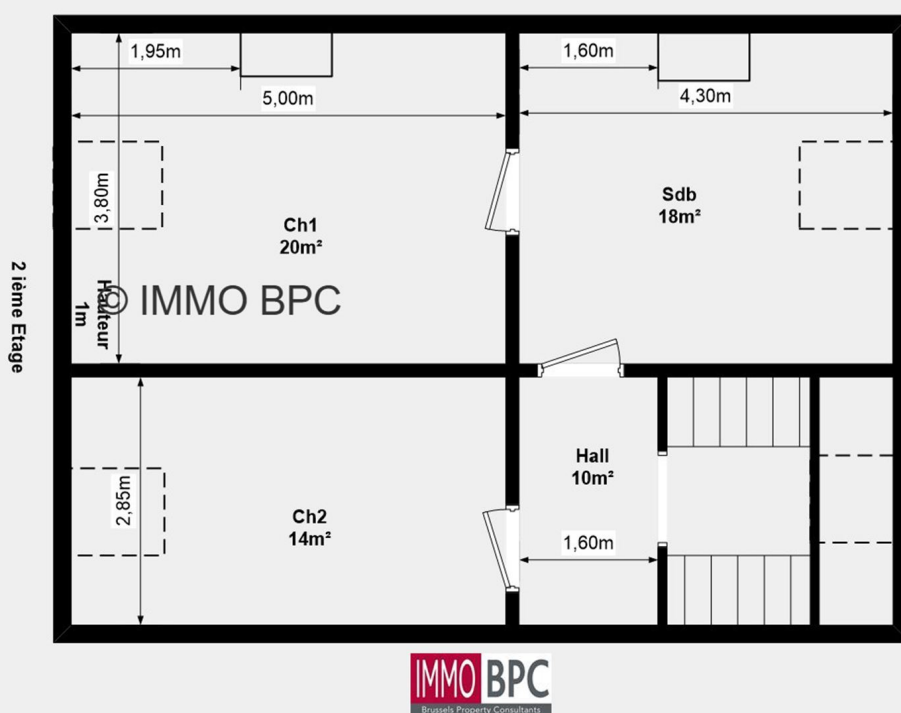
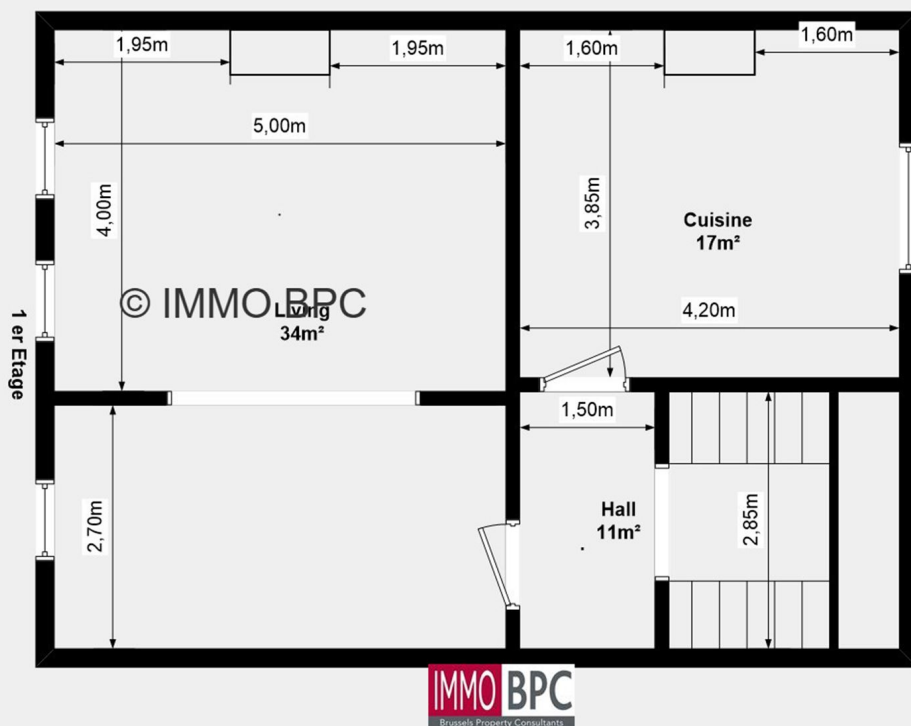
Location and surroundings

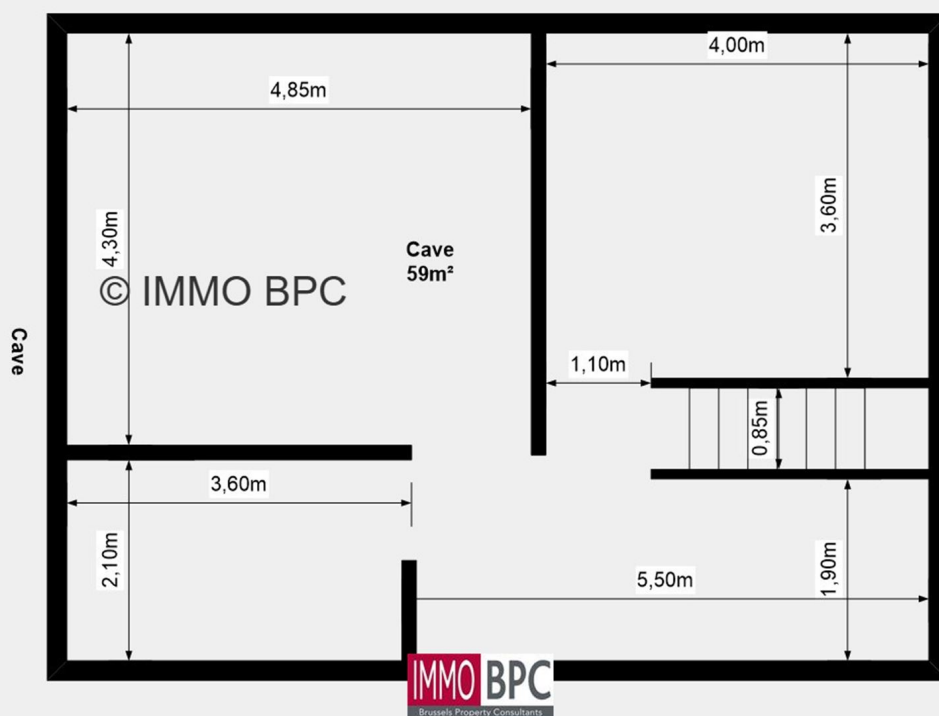
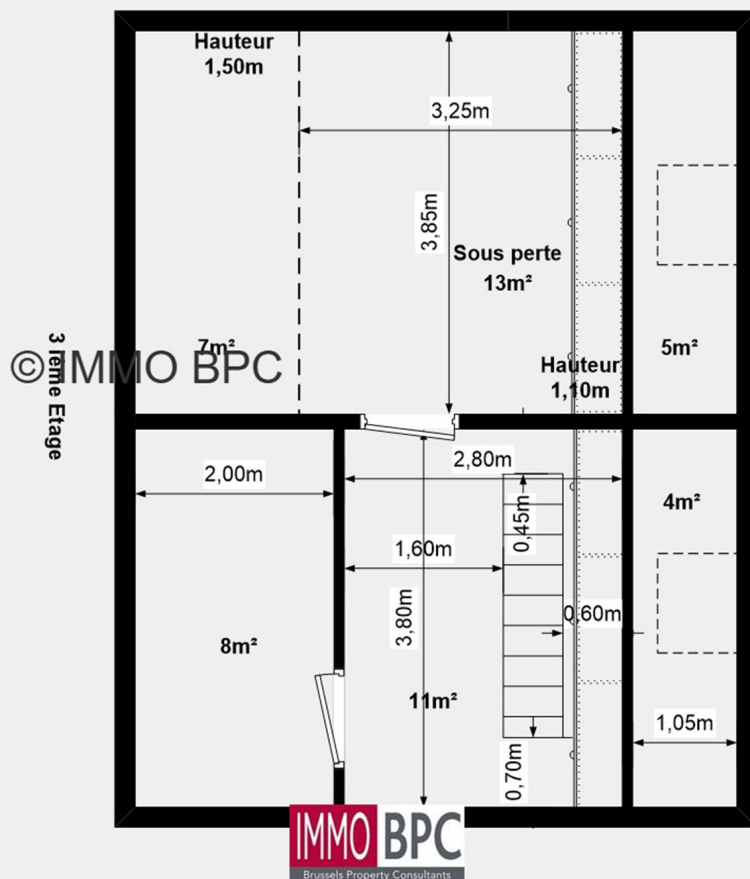
Address: Rue de l'Église Saint-Martin 54, 1083 Ganshoren



Floor plan(s)







Interested in this property?

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