

Apartment with 2 bedrooms



Avenue de la Réforme 72/45, 1083 Ganshoren

Reference: 4468 | Apartment with 2 bedrooms

€199.000



80 m²



2



1



712 kWh/m²

Discover this magnificent 80 m² apartment located in Ganshoren, offering the perfect blend of modern comfort and contemporary style. This property features two spacious bedrooms and an elegantly appointed bathroom, ideal for young professionals, couples, or small families seeking a pleasant living environment.

'main highlight of this property is its bright living room, which opens onto the kitchen and features large floor-to-ceiling windows leading out to a beautiful terrace. These generous windows flood the spaces with natural light and offer breathtaking views of the city of Brussels. The light-colored wood floors add a touch of warmth and modernity to the entire'.

The fully equipped kitchen, with contemporary finishes, elegant cabinets, and a functional countertop, opens directly onto the living room, creating a fluid and inviting living space perfect for everyday life. The kitchen's smart layout maximizes the available space while providing all the necessary amenities.

Both bedrooms benefit from generous exposure, providing beautiful natural light. The master bedroom, which is particularly spacious, also features access to the panoramic terrace, creating a true haven of peace with a view of Brussels. The second bedroom is versatile and can serve as a guest room or an office, depending on your needs.

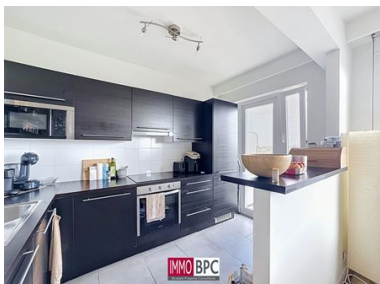
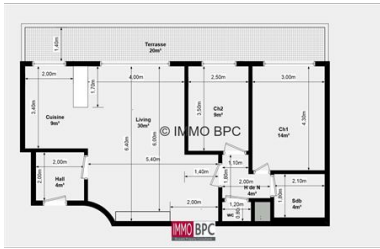
The modern, well-equipped bathroom with a bathtub combines functionality and contemporary design, offering a pleasant and refined space for relaxation.

The terrace is a real asset "lifestyle", offering a private outdoor space with spectacular views of the Brussels cityscape, including views of the Koekelberg Basilica. An ideal place to relax, entertain, or simply enjoy sunny days.

Located in Ganshoren, this property benefits from a strategic location with easy access to public transportation, shops, restaurants, and services. A true urban gem combining tranquility and accessibility.

Located under the roof, this type of apartment offers attractive potential for energy efficiency improvements as part of any future work on the building envelope.

Pictures





Details

Financial

Price	€199.000
Available	Onact
Cadastral income (non-indexed)	€1.008,00
Charges: Cold water, warm water, heating, elevator, reserve bill, insurance	€350,00

Building

Year built	1967
Condition	Used
Habitable area	80 m ²
Constructed area	80 m ²
Floor	12
Total floors	12
Roof type	Not communicated
Goal	Habitation

Ground

Terrace	Yes, 20 m ² , South
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Comfort

Lift	Yes
Interior comfort	Internet

Interior

Floor 12

Hall	4 m ² . laminate
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30 m ² . Access to the terrace. laminate

Open kitchen	9 m ² . Oven, Sink, Extractor, Fridge, Sink, Cermic stove, Microwave, , , . Tiles
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4 m ² . laminate

14 m ² . Terrace access. laminate
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9 m ² . laminate

4 m ² . Wall tiles, Washbasin, , Wall radiator. Tiles
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Tiles

Terrace 1	20 m ² .
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Basement(-1)

2 m ² .

Energy

Heating	Common Central heating on gas
Windows	Double glazing pvc
Electricity certification	Yes, 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

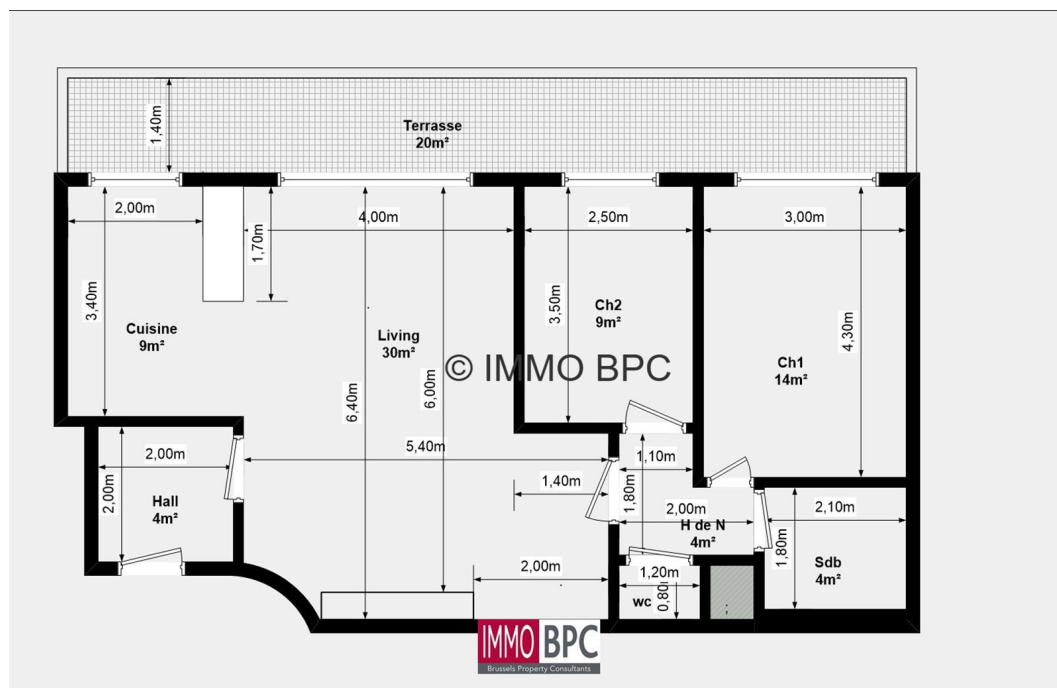
EPC	712 kWh/m ²
EPC label	

Location and surroundings

Address: Avenue de la Réforme 72/45, 1083 Ganshoren



Floor plan(s)



Interested in this property?

Your IMMO BPC agents are happy to help you!

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