

Apartment with 1 bedroom

Rue Emile Wauters 48, 1020 Laeken (bru.)

Reference: 4484 | Apartment

From €215.000



83 m²



1



1



343 kWh/m²

This charming 83 m² apartment is located in a beautiful Belle Époque building in the heart of Brussels. The elegant red brick facade, finished with white natural stone accents, makes the building a real eye-catcher and reflects the refined architecture of a bygone era.

The apartment features an extremely functional layout. The spacious living area of 27 m² opens onto a terrace and enjoys a beautiful open view of the neighborhood. This living room is an ideal place to receive guests or to create a warm, cozy living environment.

The 18 m² bedroom is bathed in natural light and offers more than enough space for full furnishings. The fully equipped 8 m² kitchen, equipped with all necessary appliances, makes cooking comfortable and pleasant. There is also a modern bathroom of 6 m², equipped with a bathtub with shower wall and a sink. The entrance hall and corridor (6 m²) ensure a smooth circulation within the apartment.

In addition, the apartment has a practical storage room of 2 m² and a terrace of 5 m², ideal for enjoying some fresh air outside.

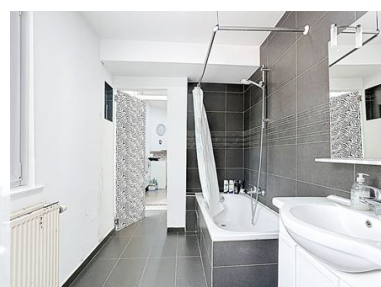
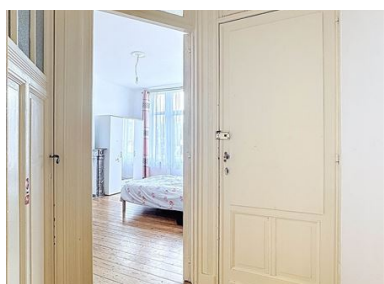
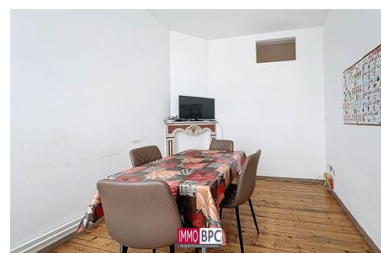
This property manages to harmoniously combine historic charm and contemporary comfort. The original wooden

floors provide warmth and authenticity, while the recently renovated kitchen and bathroom meet contemporary living needs. Large windows also ensure an abundance of natural light in all rooms.

Thanks to its central location in Brussels, you enjoy excellent accessibility and proximity to public transportation, stores and numerous amenities. The building exudes character and charm, typical of this coveted urban environment.

An ideal residence for those looking for a compact but spacious apartment with authentic Brussels appeal.

Pictures





Details

Financial

Price	From €215.000
Available	Onact
Cadastral income (non-indexed)	€421,00
Charges: Syndic, reserve bill, insurance, maintenance common parts	€85,00

Building

Year built	1930
Year renovated	2015
Condition	very good condition
Habitable area	83 m ²
Constructed area	83 m ²
Floor	3
Total floors	4
Roof type	Not communicated

Ground

Terrace	Yes, 5 m ² , South East
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Interior

Third floor

	6 m ² . parquet
	27 m ² . Access to the terrace. parquet
	18 m ² . parquet
	8 m ² . Oven, Sink, Extractor, Fridge, Gas hatch, , , . Tiles
	6 m ² . Bathroom, Wall tiles, Washbasin. Tiles
storage	2 m ² . Tiles
	Tiles
Terrace	5 m ² .

Basement(-1)

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Energy

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

Urban

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

EPC

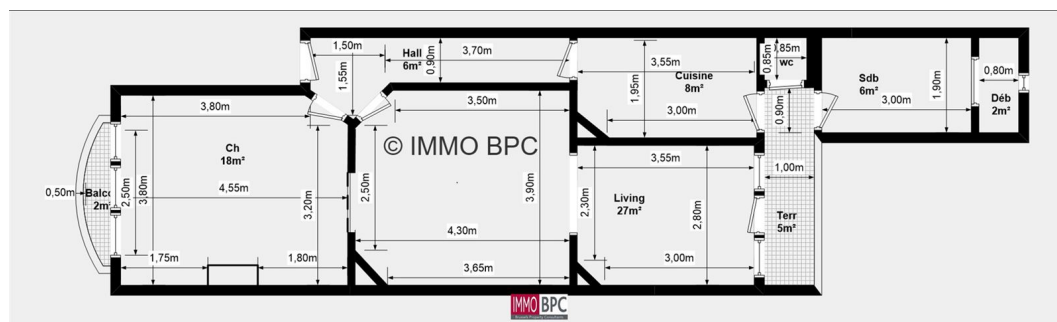
EPC	343 kWh/m ²
EPC label	
EPC valid until	13/01/2036
CO2 emission	68 kg/(m ² .year)

Location and surroundings

Address: Rue Emile Wauters 48, 1020 Laeken (bru.)



Floor plan(s)



Interested in this property?

Your IMMO BPC agents are happy to help you!

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