SPACIOUS APARTMENT WITH 2 TERRACES AND PANORAMIC VIEWS

mail 2, 1083 Ganshoren

Reference: 4492 | Apartment with 2 bedrooms

€210.000 EPC G



95 m²	2	1	534 kWH/m²

SPACIOUS APARTMENT TO RENOVATE WITH TWO TERRACES AND PANORAMIC VIEWS IN GANSHOREN

This spacious apartment, offering approximately 95 m² of living space, enjoys an excellent location in Ganshoren, close to several parks, shops and public transport. With plenty of potential, it is ideal for buyers wishing to renovate the property entirely according to their own taste.

The spacious and bright 31 m² living room features large windows and offers beautiful panoramic views of the green surroundings. Adjacent is a practical 9 m² kitchen.

The central 12 m² entrance hall provides easy access to the various rooms. The apartment also includes a useful 4.5 m² utility room/storage area, offering additional storage space.

The property has two spacious and well-separated bedrooms, ensuring maximum privacy. The first bedroom measures 15 m², while the second is 14 m². Both rooms benefit from plenty of natural light and provide ample space for furniture and wardrobes.

Two spacious terraces are an additional major asset, allowing you to fully enjoy the views and outdoor space. The apartment also includes a functional bathroom and a private cellar, providing further storage facilities.

There is also the possibility of purchasing a private garage box, a particularly valuable advantage in this urban setting.

LOCATION AND SURROUNDINGS

Ganshoren is a sought-after and peaceful municipality, known for its green character and pleasant living environment. The apartment is within walking distance of the shopping centre, local shops and numerous amenities. Excellent public transport connections and easy access to the main roads allow you to enjoy peaceful, green surroundings while remaining close to the centre of Brussels.

A spacious apartment with excellent potential, two terraces, panoramic views and a prime location. A viewing is highly recommended

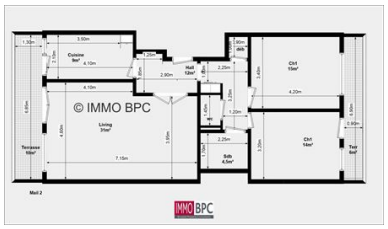
Pictures

























Details

Financial

Price	€210.000
Available	Onact
Cadastrall income (non-indexed)	€1.482,00
Charges: Cold water, elevator, syndic, reserve bill, insurance, maintenance common parts	€330,00

Building

Year built	1967
Condition	To be renovated
Habitable area	95 m²
Constructed area	95 m²
Floor	7
Total floors	7
Roof type	Flat roof

Ground

Terrace	Yes, 16 m², South

Comfort

Lift	Yes
Interior comfort	Internet

Garage/parking

Garages	1 (Mandatory) Price: €25.000,00

Interior

Floor 7

Hall	12 m². Tiles
	31 m². Access to the terrace. parquet
	9 m². Oven, Extractor, Gas hatch, , , . Tiles
	14 m². parquet
	14 m². Terrace access. parquet
	5 m². Bathroom, Wall tiles, Washbasin. Tiles
storage	1 m². Tiles
	Tiles
Terrace 1	10 m².
Terrace 2	6 m².

Basement(-1)

Energy

Heating	Individual Central heating on gas Nieuwe verwarming 2024
Windows	Simple alu
Electricity certification	Yes, not-conform

Urban

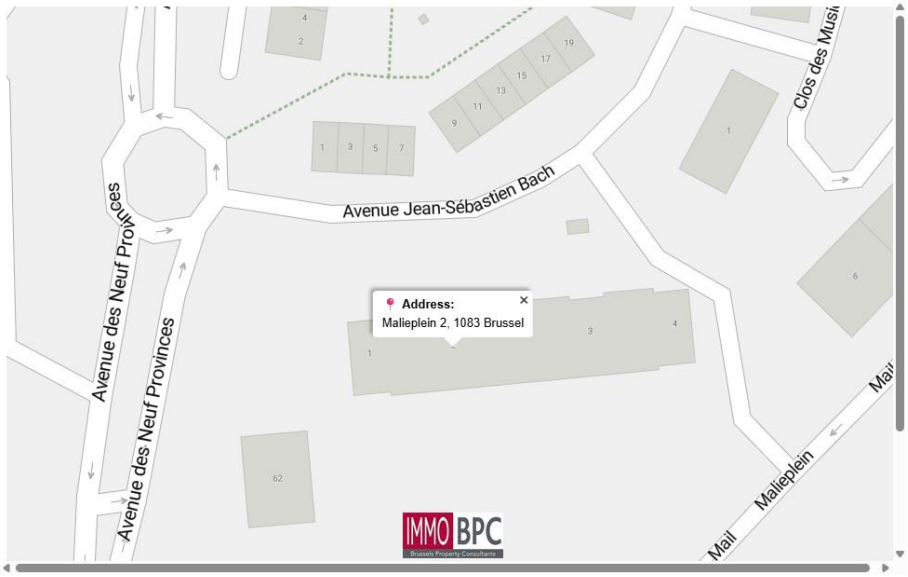
Destination	Requested
Summons	Not applicable
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

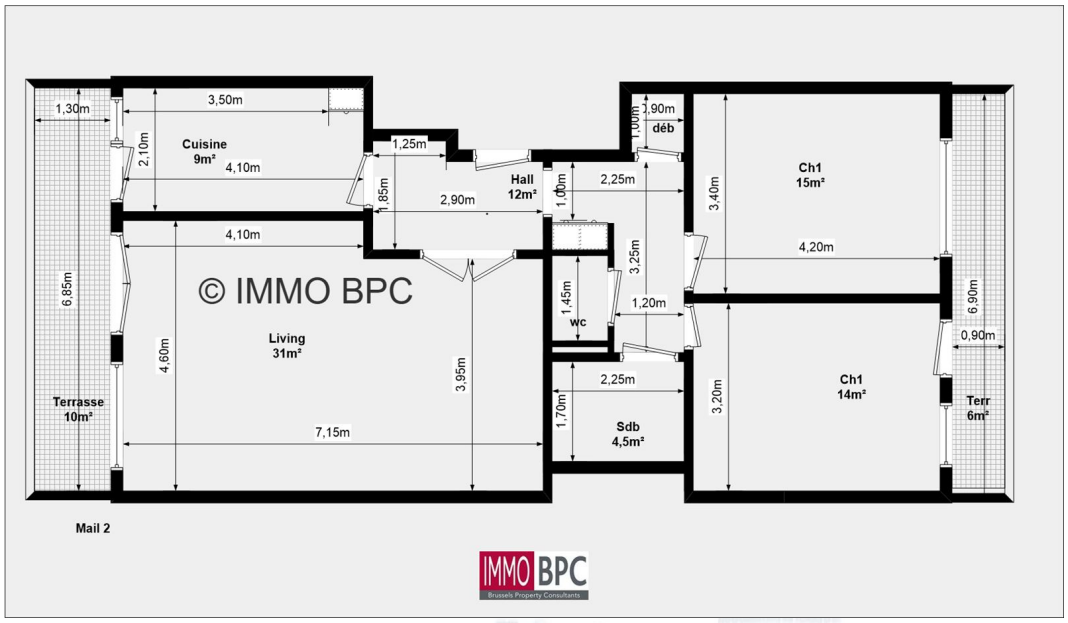
EPC	534 kWh/m²
EPC label	EPC G
EPC code	20261021-0000770242-01-2
EPC valid until	21/10/2036

Location and surroundings

Address: mail 2, 1083 Ganshoren



Floor plan(s)



Interested in this property?

Your IMMO BPC agents are happy to help you!

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