

Income-generating property with 2 apartments, a large garden and a garage

Avenue Georges Leclercq 8, 1083 Ganshoren

Reference: 4499 | Investment property

€475.000



370 m²



145 m²



4



225 m²



283 kWh/m²

Income-generating property with two apartments, a large garden and a spacious garage in Ganshoren

Located in a quiet and sought-after neighbourhood of Ganshoren, at 8 Rue Georges Leclercq and a short distance from Place du Miroir, this versatile property enjoys a particularly spacious garden.

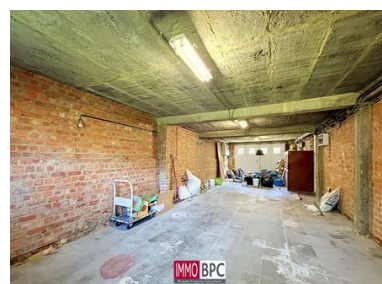
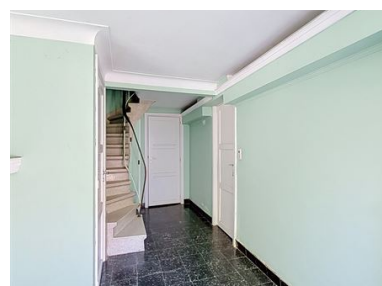
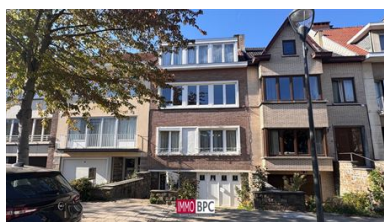
The property comprises two apartments, situated on the first and second floors. Both have a similar layout, with a pleasant living room of approximately 24 m², a kitchen, two bedrooms, a bathroom and a terrace. Each apartment offers a practical, self-contained living space.

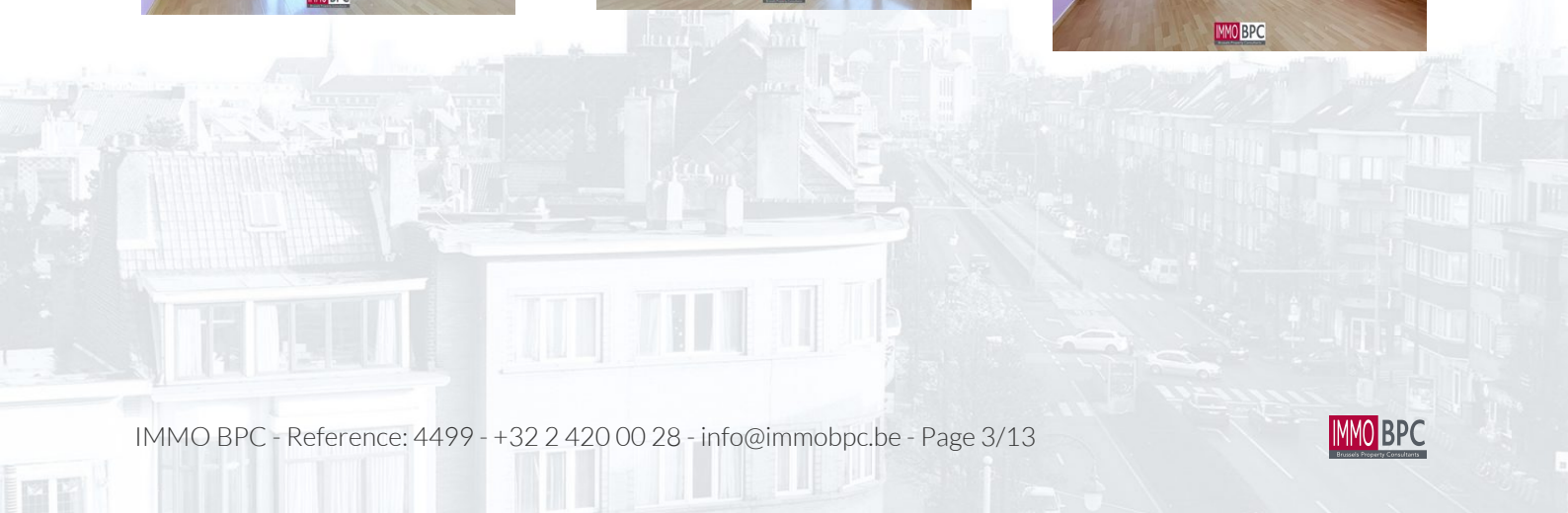
The outdoor area is a real asset: at the rear, a large garden of approximately 225 m², with plenty of greenery and space to enjoy the outdoors in peace. The ground floor also features a garage of approximately 41 m², suitable for two cars, with space for an additional car in front. There are also extra storage areas.

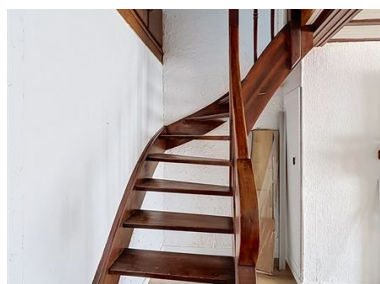
The attic level includes several rooms that provide additional storage space and offer potential for further use, subject to the applicable urban planning regulations.

With two apartments, generous parking and a large garden, this property is an attractive opportunity for investors, as well as for a large family wishing to live together while retaining separate living spaces.

Pictures









Details

Financial

Price	€475.000
Available	Onact
Cadastral income (non-indexed)	€2.117,00

Building

Year built	1958
Year renovated	2000
Condition	Used
Habitable area	145 m ²
Constructed area	279 m ²
Roof type	Concrete roof
Rear orientation	West
Goal	Rapport appartement

Ground

Ground area	370 m ²
-------------	--------------------

Comfort

Interior comfort	Internet
------------------	----------

Garage/parking

Garages	2 (Mandatory)
External parkings	1 (Mandatory)

Interior

Ground

	41 m². Tiles
Hall	11 m². Tiles
storage	5 m². Tiles
	5 m². Tiles
	225 m².

First floor

Appartement	67 m².
Hall	3 m². Tiles
	24 m². Open fire. Tiles
	6 m². Double-sink, , , . Tiles
	15 m². laminate
	7 m². Terrace access. Tiles
	3 m². Shower, Wall tiles, Washbasin. Tiles
	Tiles
storage	1 m². Tiles
Terrace 1	3 m².

Second floor

Appartement	67 m².
	3 m². Tiles
	24 m². Tiles
	6 m². Oven, Double-sink, Extractor, Gas hatch, , , , . Tiles

	15 m². laminate
	7 m². laminate
	3 m². Bathroom, Washbasin. Tiles
	Tiles
storage	1 m². Tiles

Third floor

53 m². laminate

Floor 4

18 m². laminate

Basement(-1)



Energy

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

Urban

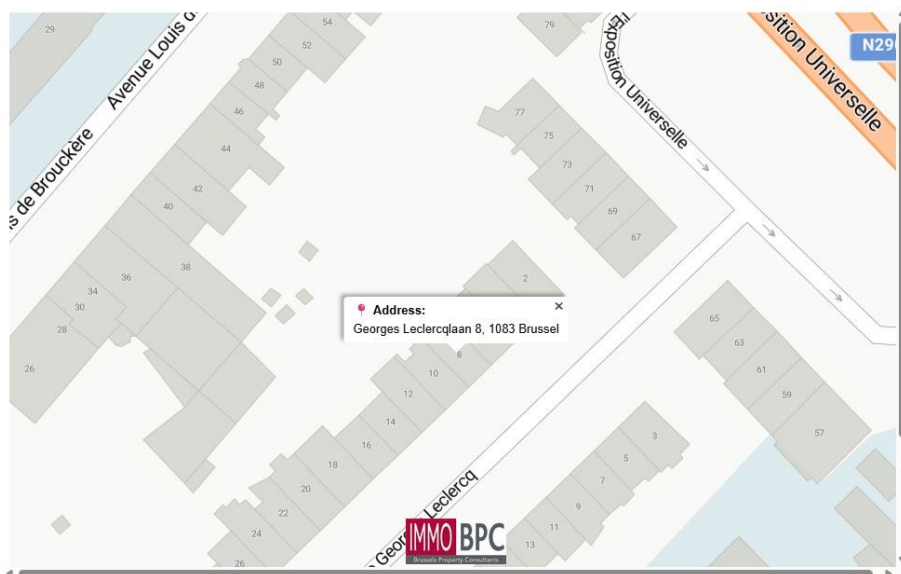
Destination	Requested
Summons	Requested
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

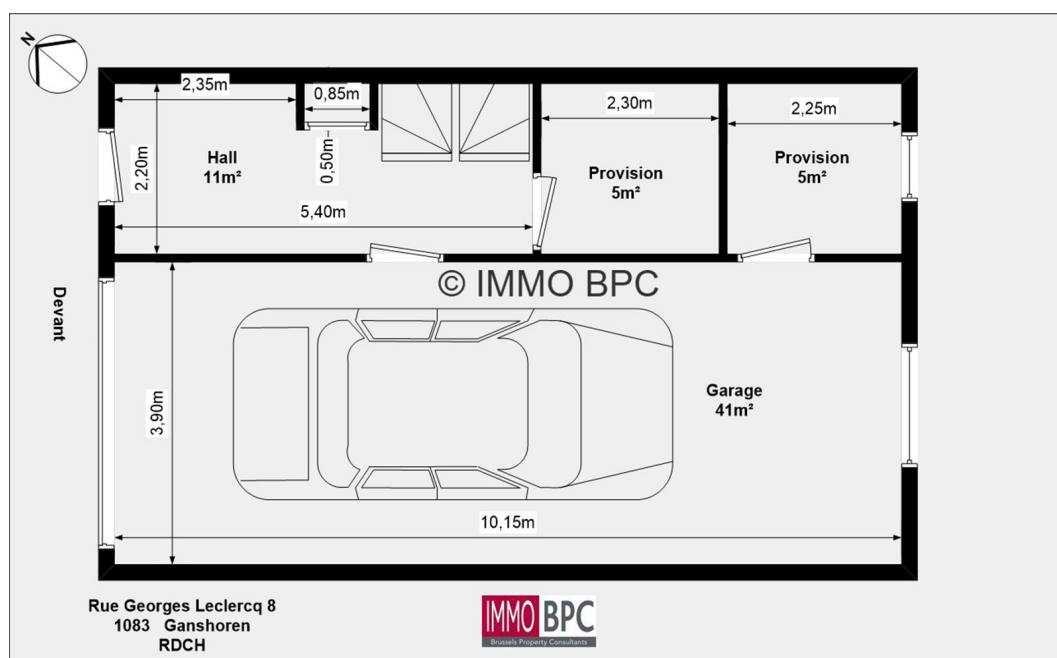
EPC	283 kWh/m ²
EPC label	
CO2 emission	69 kg/(m ² .year)

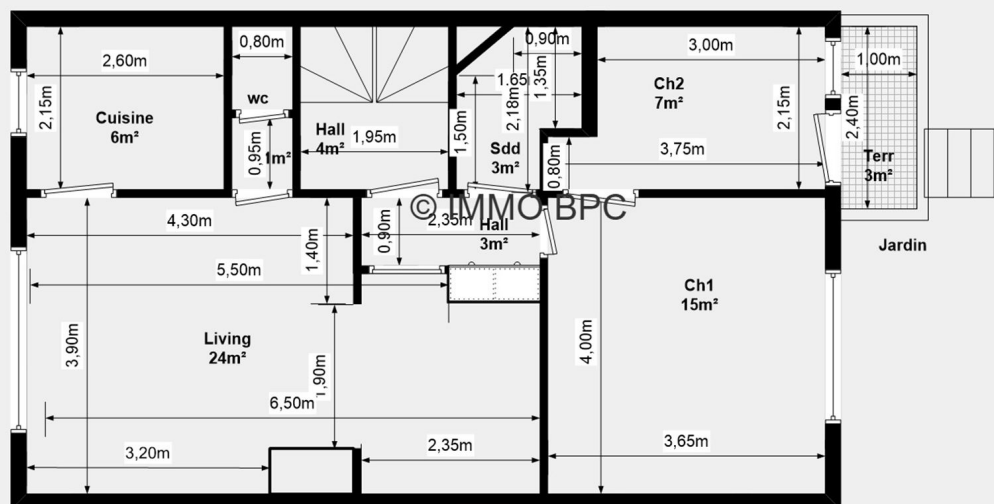
Location and surroundings

Address: Avenue Georges Leclercq 8, 1083 Ganshoren

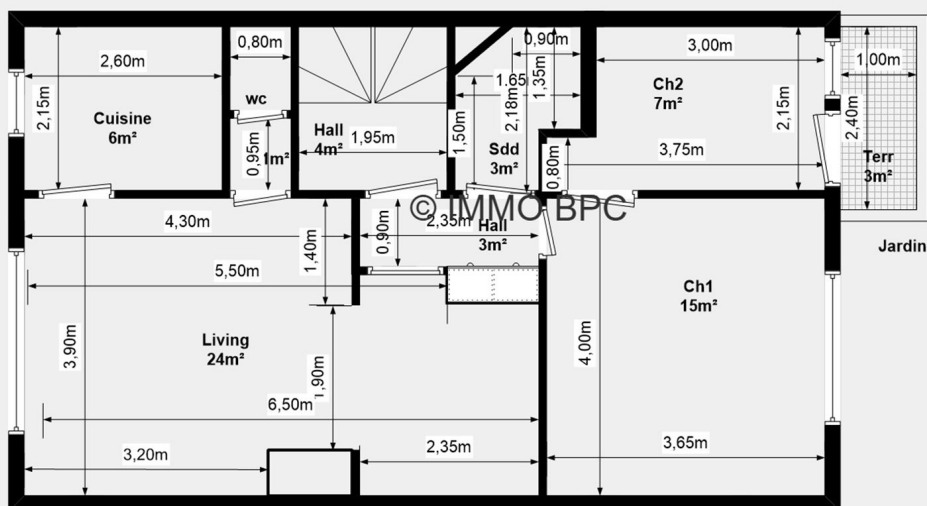


Floor plan(s)



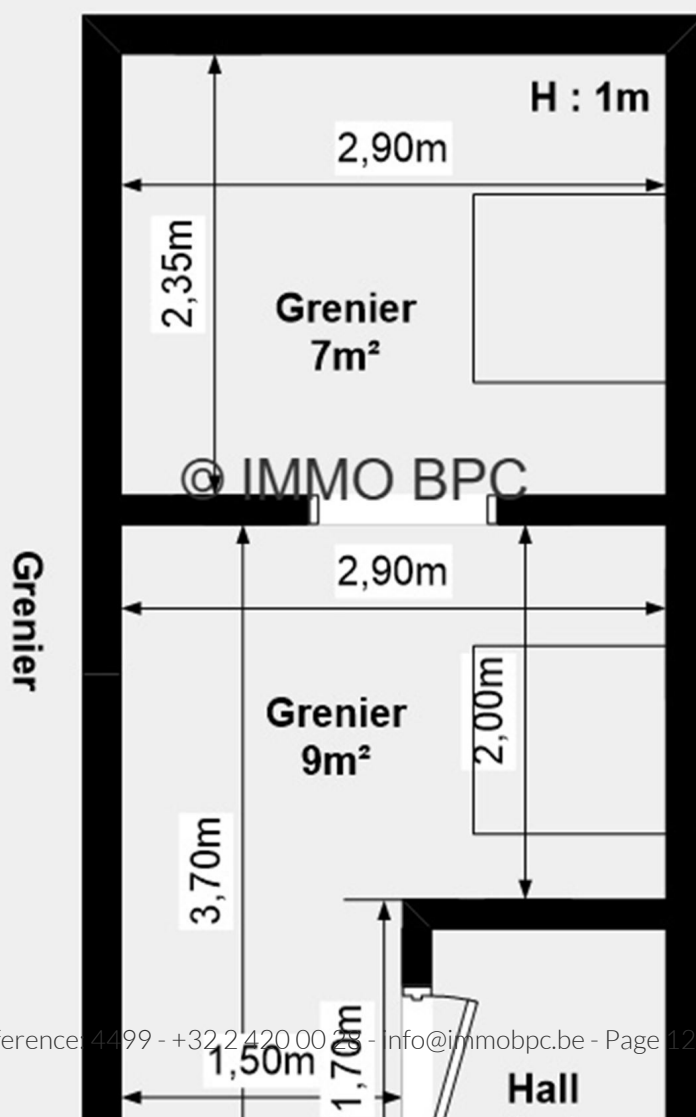
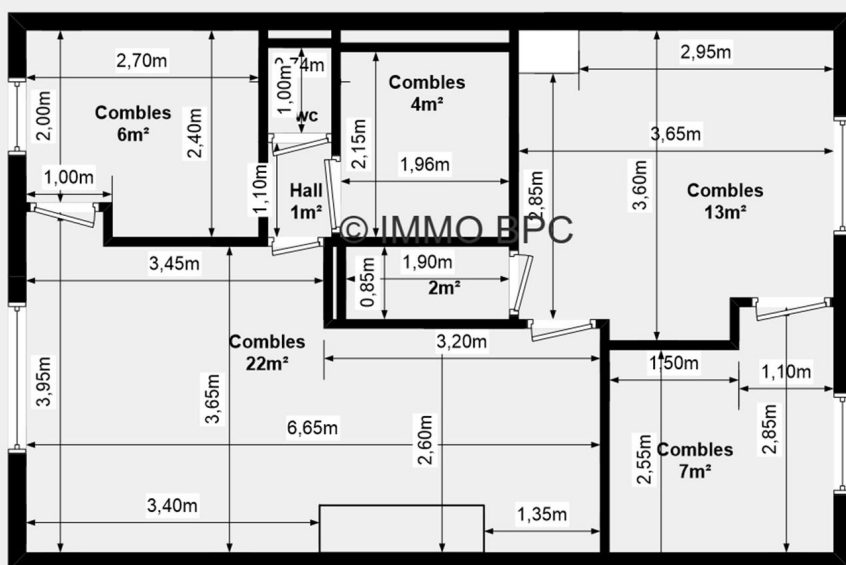


1er Etage



2ième Etage





Interested in this property?

Your IMMO BPC agents are happy to help you!

Tel: +32 2 420 00 28

Email: info@immobpc.be



The above information is given without obligation and for information purposes only. All offers are subject to errors, previous sales, price changes or oblivion. All rights reserved. Reproduction in whole or in part without the written consent of IMMO BPC is prohibited.

IMMO BPC

Avenue Charles Quint 114, 1083 Ganshoren (Brussels)

+32 2 420 00 28 | info@immobpc.be

www.immobpc.be

