

Bright apartment with a private garden in Sint-Jans-Molenbeek

Édouard Bénès laan 172/2, 1080 Sint-jans-molenbeek

Reference: 4500 | Apartment with 1 bedroom

€189.000



79 m²



1



1



136 m²



165 kWh/m²

Discover this attractive and spacious 1-bedroom apartment with private garden, located in a well-kept building in a convenient location in Sint-Jans-Molenbeek. The apartment combines light, space and comfort with a pleasant, green outdoor space – ideal for those who love a quiet home with everything at their fingertips.

Upon entering, a spacious entrance hall immediately welcomes you with an open feeling. The bright living space of approximately 32 m² is the heart of the apartment: large windows provide abundant natural light and a warm, inviting atmosphere.

The spacious kitchen is located at the back and is neat and fully equipped with oven, hob and washing machine. Thanks to the large rear window you have plenty of light as well as direct access to the terrace and private garden.

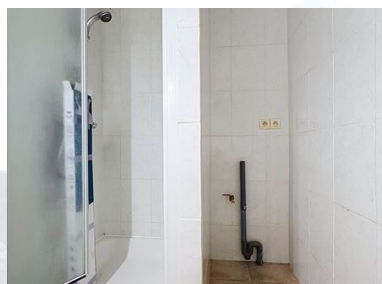
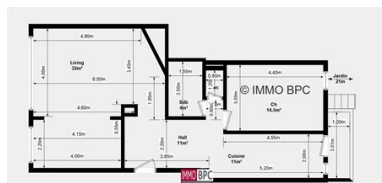
The bedroom (approx. 15 m²) is spacious and comfortable, with built-in wardrobe and space for a large bed. The bathroom is modern with shower, washbasin cabinet with mirrored wardrobe. A separate toilet and a practical storage room complete the whole.

Outside you enjoy a cozy terrace and a beautiful private garden with lawn and trees 136m² – the perfect place to relax, dine in the sun or enjoy a quiet moment in the green.

Additional assets:â€¢ Basement includedâ€¢ Possibility to purchase a garage (Â±15 m²) at €30,000â€¢ Central location near stores, public transport, schools and parks

Be surprised by the space, light and outdoor feeling this apartment has to offer. Call us today for a visit!

Pictures





Details

Financial

Price	€189.000
Available	Onact
Cadastral income (non-indexed)	€1.090,00
Charges: Warm water, heating, elevator, syndic, reserve bill, maintenance common parts	€260,00

Building

Year built	1960
Condition	very well maintained
Habitable area	79 m²
Constructed area	79 m²
Floor	1
Total floors	4
Roof type	Flat roof

Ground

Terrace	Yes, 3 m², East
---------	-----------------

Comfort

Lift	Yes
Interior comfort	Internet

Garage/parking

Garages	1 (Possible) Price: €30.000,00
External parkings	1 (Mandatory)

Interior

First floor

Hall	11 m². Tiles
	32 m². laminate
	11 m². Oven, Sink, Extractor, Fridge, , , , . Tiles
	15 m². laminate
	4 m². Shower, Storage cupboards, Wall tiles, Washbasin. Tiles
	Tiles
Terrace 1	3 m².

Ground

136 m².

Energy

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

Urban

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

EPC

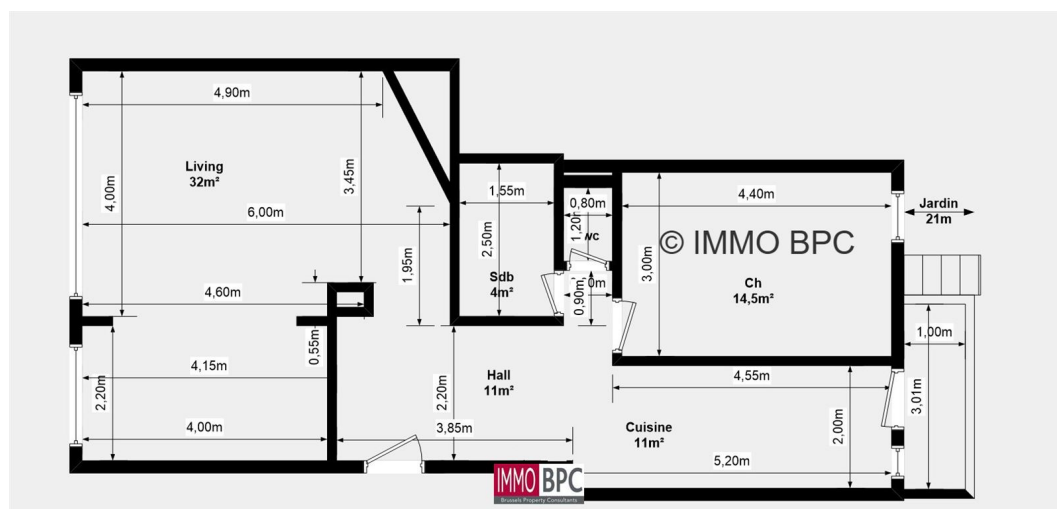
EPC	165 kWh/m ²
EPC label	
EPC code	20261013-0000769124-01-2
EPC valid until	13/10/2036
CO2 emission	33 kg/(m ² .year)

Location and surroundings

Address: Édouard Bénéslaan 172/2, 1080 Sint-jans-molenbeek



Floor plan(s)



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

