# Three-bedroom family home with a  attic and south-east-facing garden

Avenue Verdi 37, 1083 Ganshoren

Reference: 4510 | House

**€389.000** EPC F




| 135 m² | 167 m² | 2 | 1 | 44 m² |
|---|---|---|---|---|

Ganshoren â€“ Three-bedroom family home with a attic and south-east-facing garden

IMMOBPC presents this charming terraced home at 37 Avenue Verdi in 1083 Ganshoren. It offers 167 m² of living space on a 135 m² plot.

A wide window fills the 35 m² living room with natural light, and there is plenty of room for both seating and dining. The kitchen measures 12 m².

The house has three bedrooms, a bathroom with a bathtub and washbasin, and two toilets. The attic provides possibly extra space for a home office, playroom or hobby room.

The 44 m² south-east-facing garden, with its lawn and green hedges, is a lovely spot for breakfast outdoors or for children to play. The home has gas heating.

Contact IMMOBPC for more information or to arrange a viewing

# Pictures

















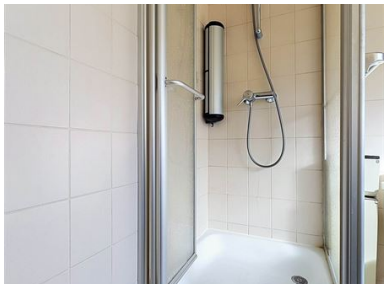


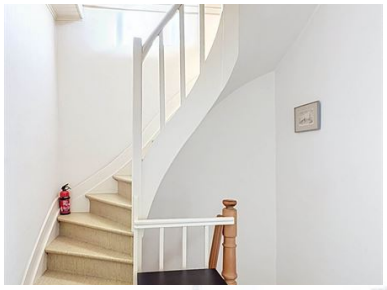













# Details

## Financial

| | |
|---|---|
| Price | €389.000 |
| Available | Onact |
| Cadastrall income (non-indexed) | €981,00 |

## Building

| | |
|---|---|
| Year built | 1930 |
| Year renovated | 2000 |
| Condition | very well maintained |
| Habitable area | 167 m² |
| Roof type | Concrete roof |

## Ground

| | |
|---|---|
| Ground area | 135 m² |
| Garden | Yes, 44 m², South |

## Comfort

| | |
|---|---|
| Interior comfort | wine cellar, Internet |

## Interior

### Ground

| | |
|---|---|
| Hall | 11 m². Tiles |
| | 35 m². Tiles |
| | 12 m². Oven, Sink, Extractor, Fridge, Sink, Cermic stove, , , . Tiles |
| veranda | 13 m². Tiles |
| | Tiles |
| | 44 m². |

### First floor

| | |
|---|---|
| Hall | 6 m². |
| | 16 m². carpeting |
| | 12 m². carpeting |
| | 5 m². carpeting |
| | 8 m². Bathroom, Toilet, Shower, Storage cupboards, Wall tiles, Double sink. vinyl |

### Attic

| | |
|---|---|
| | 39 m². vinyl |

### Basement(-1)

| | |
|---|---|
| | 22 m². |

## Energy

| | |
|---|---|
| Heating | Individual<br>Central heating on gas |
| Windows | Partly triple, partly double glazing<br>pvc |
| Electricity certification | Yes, not-conform |

## Urban

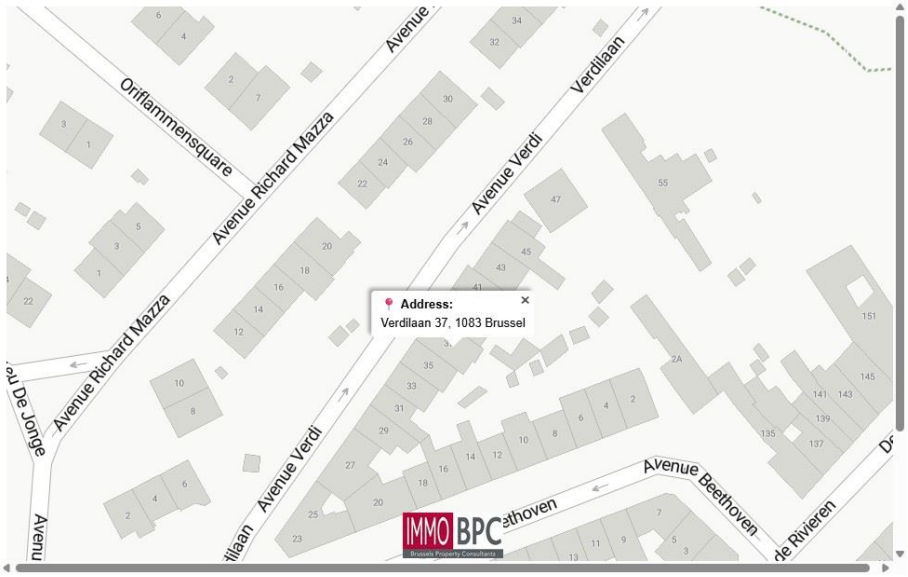
| | |
|---|---|
| Destination | Requested |
| Summons | Not applicable |
| Preemptive Rights | No |
| Permit | Yes |
| Allotment permit | No |

## EPC

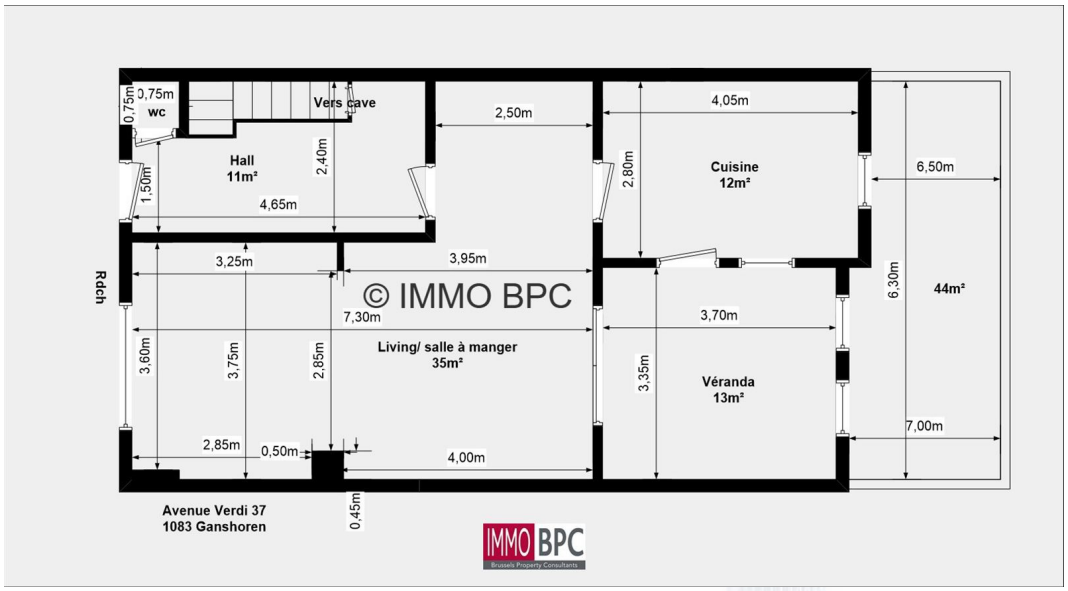
| | |
|---|---|
| EPC label |  |

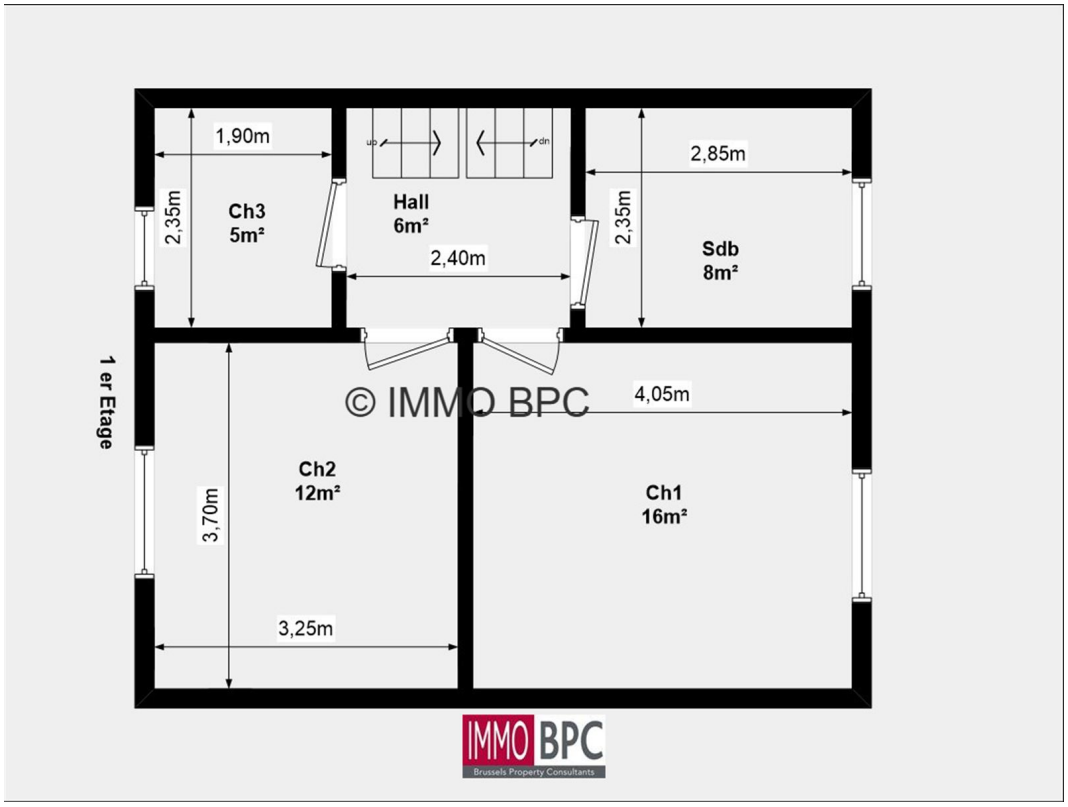
## Location and surroundings

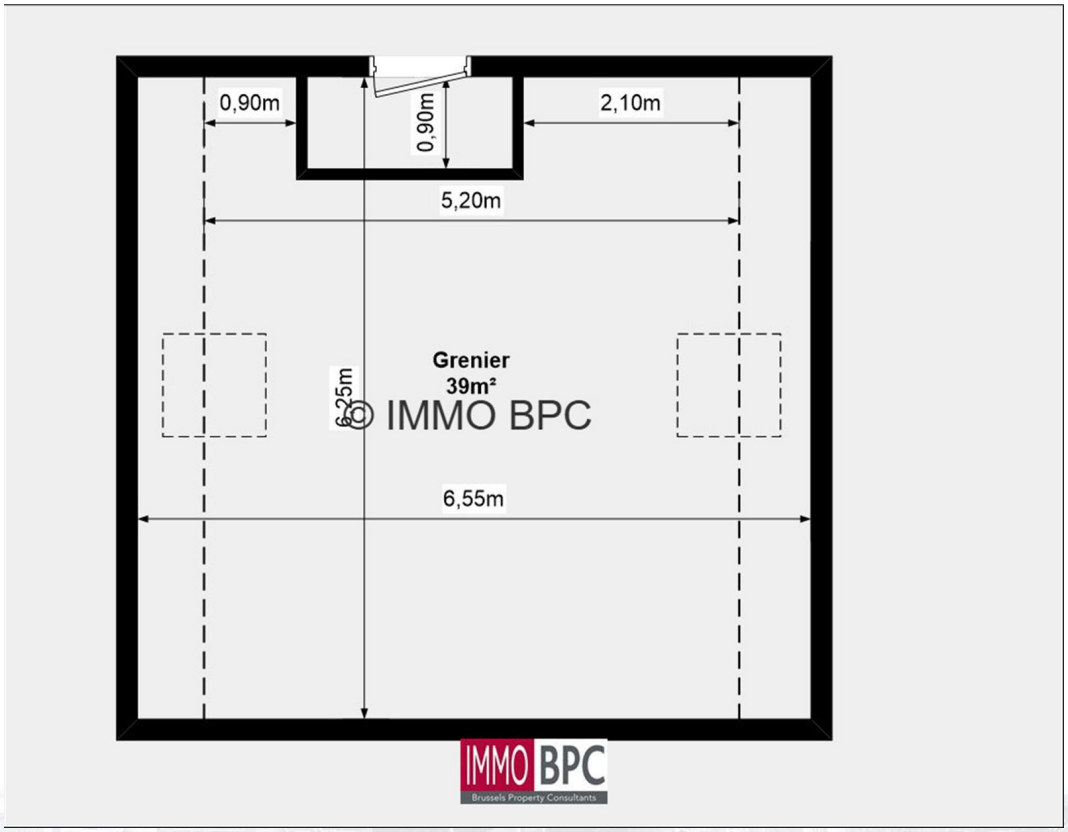
Address: Avenue Verdi 37, 1083 Ganshoren

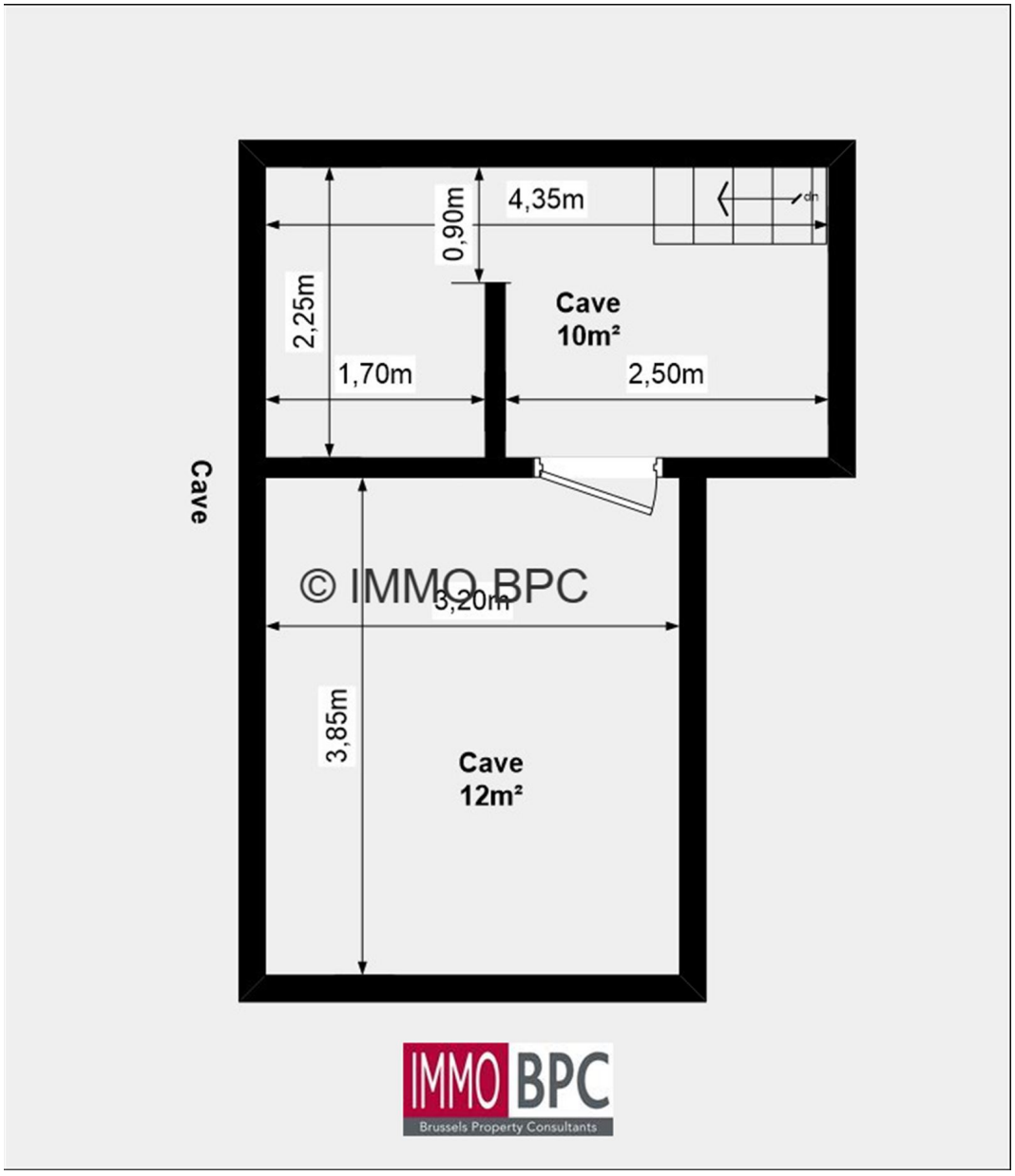



## Floor plan(s)




1 er Etage
1,90m
2,35m
Ch3
5m²
Hall
6m²
2,40m
2,85m
2,35m
Sdb
8m²
© IMMO BPC
4,05m
Ch2
12m²
3,70m
Ch1
16m²
3,25m
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0,90m
0,90m
2,10m
5,20m
Grenier
39m²
6,25m
© IMMO BPC
6,55m
IMMO BPC
Brussels Property Consultants


4,35m
0,90m
2,25m
Cave
10m²
1,70m
2,50m
Cave
© IMMO BPC
3,20m
3,85m
Cave
12m²
IMMO BPC
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## Interested in this property?

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