Investment property with 3 registered units and a garden

rue jules delhaize 58, 1080 Molenbeek-saint-jean

Reference: 4456 | Investment property

€350.000 EPC G



120 m²	4	1	488 kWH/m²

Are you looking for an investment property with potential in Molenbeek-Saint-Jean? This building, consisting of 2 registered units, is definitely worth your consideration.

Located in a rapidly evolving neighborhood, this building offers an attractive opportunity for an investor looking for'a property to renovate and increase its value, as well as for a buyer wishing to make the most of the spacious rooms and existing'layout possibilities.

'building currently consists of two registered units spread across several levels. The spaces offer generous volumes and numerous possibilities for reorganization, subject to the necessary zoning permits. A renovation will allow for the redesign of the various spaces,'optimize their functionality, and further highlight the building's potential.

'Its layout is a real asset for an investment project: the two existing units make it possible t'explore various strategies for'use, whether for rental, as a long-term asset, or for future appreciation.

The building also features'a beautiful garden, offering significant additional potential for this type of property.

Located on a street with little traffic, the'building enjoys'a relatively quiet setting while remaining close to shops,

public transportation, schools, and the main amenities of Molenbeek-Saint-Jean.

'The appeal of this property lies above all in its potential for'remodeling and enhancement: a solid existing foundation, two established units, and numerous possibilities for those wishing to undertake a renovation project and adapt the spaces to their goals.

A property worth exploring for investors and buyers seeking'a building with real potential, in an area undergoing dynamic transformation.

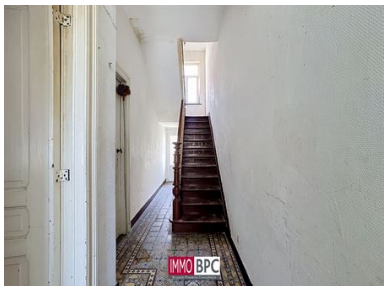
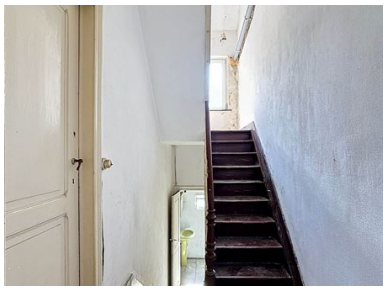
A visit will allow you to better appreciate the spaciousness, the current layout, and the various possibilities th'offers for the building''.

Pictures


























Details

Financial

Price	€350.000
Available	Onact
Cadastrall income (non-indexed)	€862,00

Building

Year built	1918
Year renovated	2015
Condition	To be renovated
Constructed area	246 m²
Roof type	Concrete roof
Goal	Rapport maison, Rapport appartement

Ground

Ground area	120 m²
Terrace	Yes, 37 m², South

Interior

Between ground

Hall	4 m². Tiles
	16 m². Sink, , , . Tiles
Leisure Room	16 m². Tiles
	8 m². Toilet, Shower, Washbasin. Tiles
	37 m².

Ground

Hall	12 m².
	33 m². carpeting

First floor

Hall	7 m².
	22 m². carpeting
	16 m². carpeting

Second floor

Hall	7 m².
	22 m². carpeting
	16 m². carpeting

Third floor

Hall	7 m².
Leisure Room	22 m².

17 m².



Energy

Heating	Not communicated Not communicated convectoren
Windows	Double glazing pvc
Electricity certification	Yes, not-conform

Urban

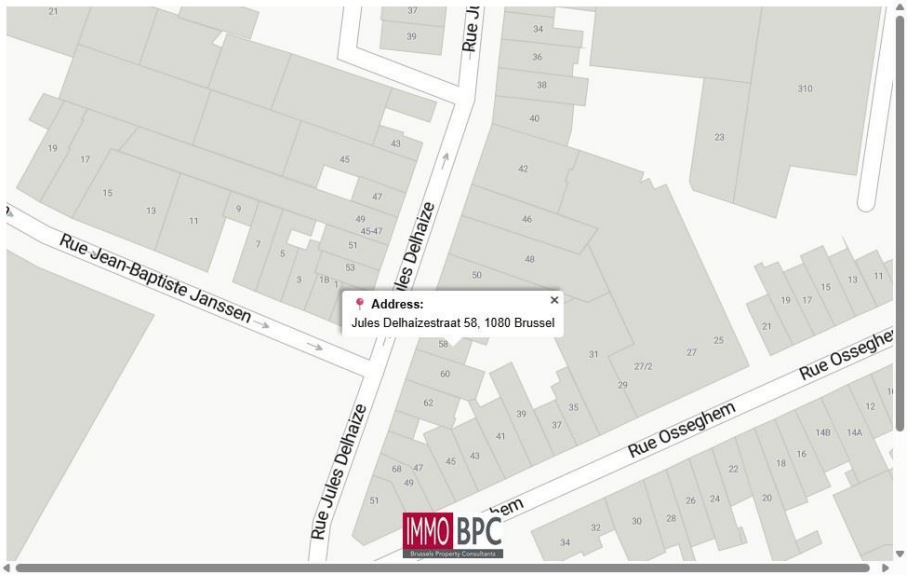
Destination	Not yet requested
Summons	Not applicable
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

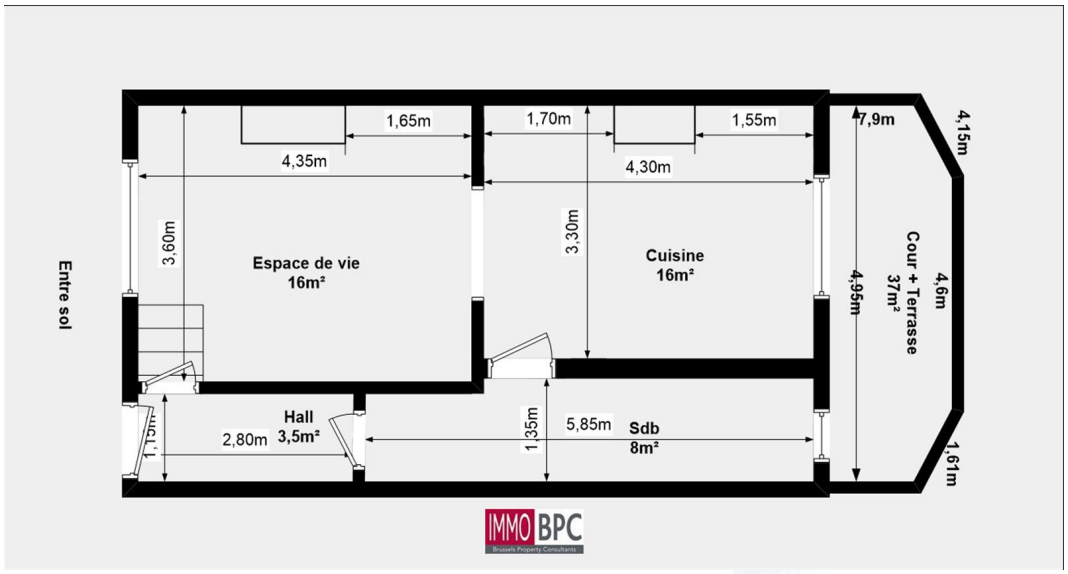
EPC	488 kWh/m²
EPC label	EPC G
EPC code	-
EPC valid until	28/06/2026

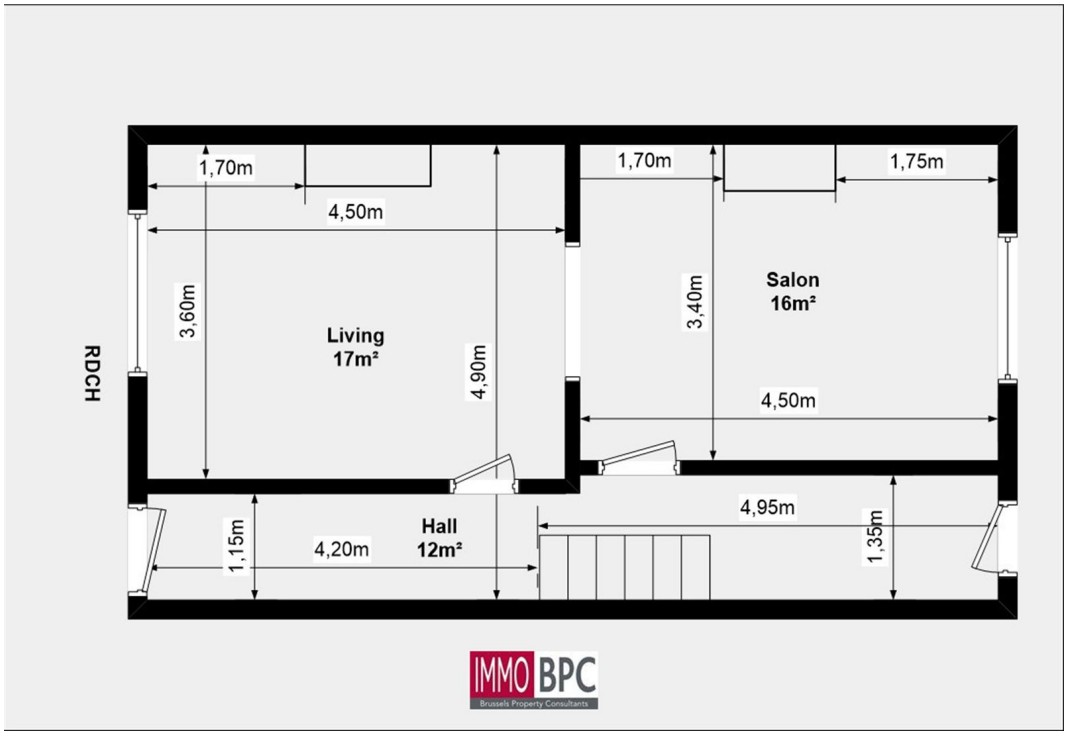
Location and surroundings

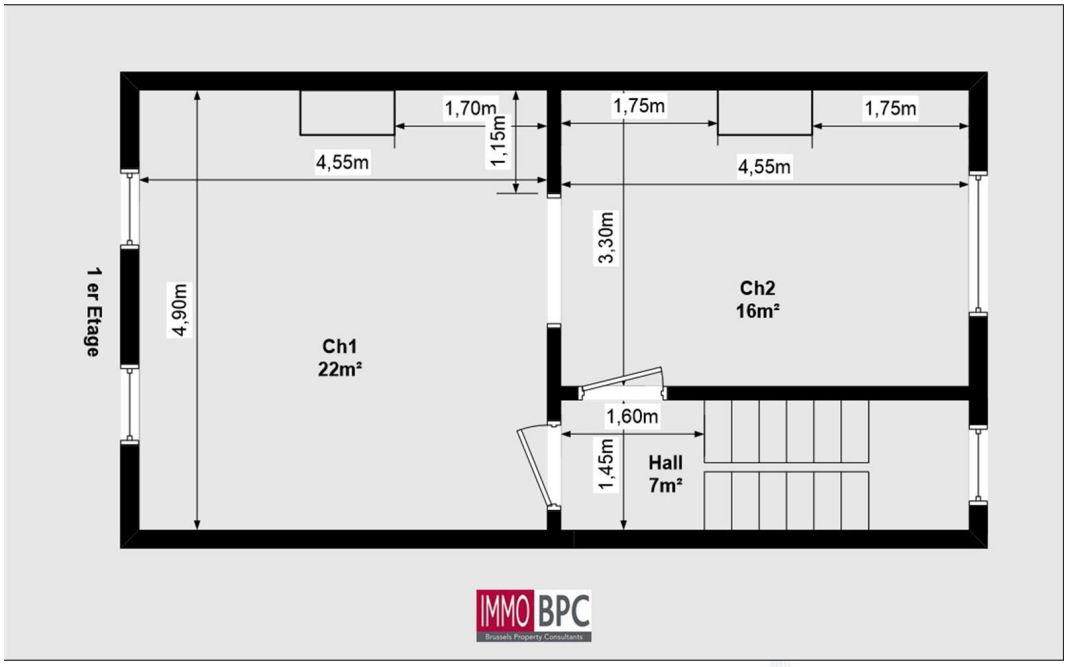
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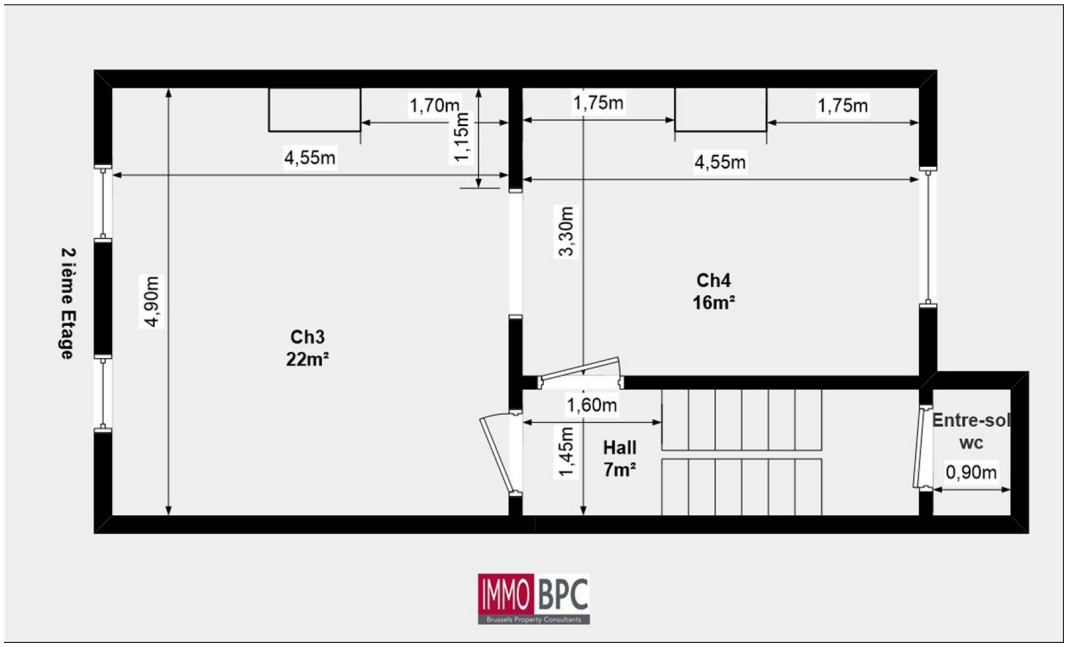


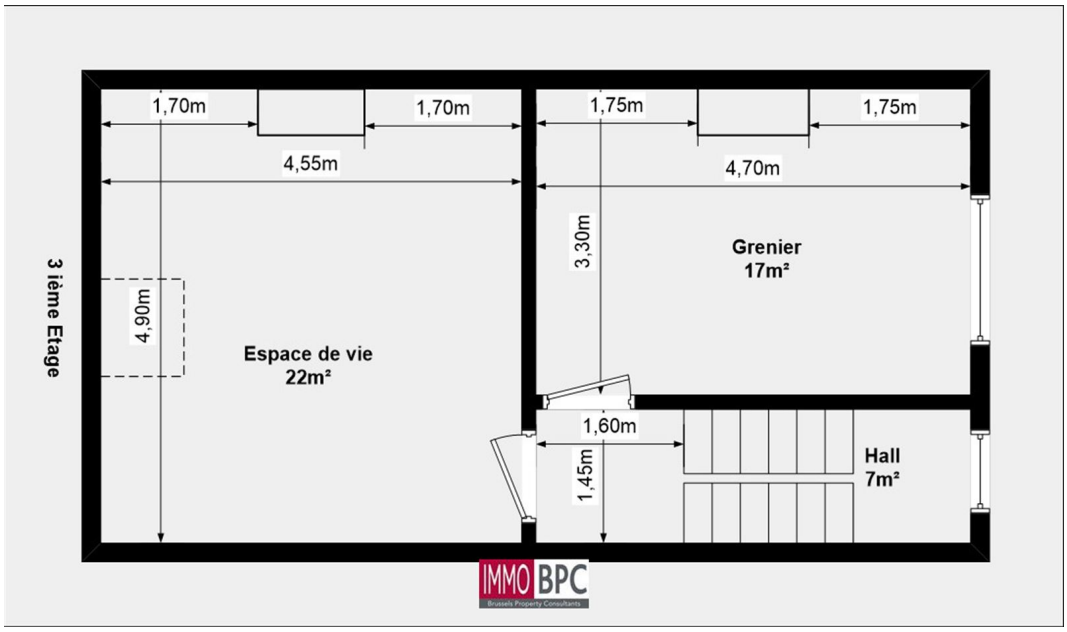
Floor plan(s)




RDCH
1,70m
4,50m
3,60m
Living
17m²
4,90m
1,70m
1,75m
3,40m
Salon
16m²
4,50m
1,15m
4,20m
Hall
12m²
4,95m
1,35m


1 er Etage
4,90m
1,70m
1,15m
4,55m
Ch1
22m²
1,75m
1,75m
4,55m
3,30m
Ch2
16m²
1,60m
1,45m
Hall
7m²


2 ième Etage
1,70m
1,15m
4,55m
1,75m
1,75m
4,55m
3,30m
4,90m
Ch3
22m²
Ch4
16m²
1,60m
1,45m
Hall
7m²
Entre-sol
wc
0,90m
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3 ième Etage
1,70m
1,70m
1,75m
1,75m
4,55m
4,70m
3,30m
4,90m
Espace de vie
22m²
Grenier
17m²
1,60m
1,45m
Hall
7m²
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Interested in this property?

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