

# FIERCE

I M M O



## MAGNIFICENT 2 BED DUPLEX + SMALL GARDEN

Avenue Guillaume Herinckx 38 1, 1180 Uccle

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<b>Reference</b>	5515145
<b>Price</b>	€ 1.500
<b>Ground surface</b>	125m <sup>2</sup>
<b>Living surface</b>	115m <sup>2</sup>
<b>Terrace surface</b>	30m <sup>2</sup>
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

## Description

Close to the station of Calevoet, discover this magnificent duplex ground floor with a pleasant west facing garden. Located on the ground and 1st floor of a small co-ownership without charge, the property is composed as follows: entrance hall, guest toilet, bright living room with super-equipped American kitchen and access to the garden of +- 30m<sup>2</sup> in the quiet located west, laundry room with washing machine and dryer. On the first floor, beautiful office space/2nd hall with bay window and empty space on living room, 2 beautiful bedrooms and bathroom with bathtub and WC. Double glazing, individual meters, electricity conforms. A must see!

## Essential info

<b>Reference</b>	5515145
<b>Type</b>	Flat
<b>Ground surface</b>	125m <sup>2</sup>
<b>Living surface</b>	115m <sup>2</sup>
<b>Terrace surface</b>	30m <sup>2</sup>
<b>Year of construction</b>	2008
<b>Year of renovation</b>	2023
<b>Availability</b>	Tbd with the tenant

## Required info

<b>EPC Value</b>	176
<b>EPC Label</b>	D
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	Unknown
<b>Subdivision permit</b>	Unknown
<b>Summons</b>	Unknown
<b>Court decision</b>	Unknown
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not located in flood area

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## Layout

**Toilets** 2

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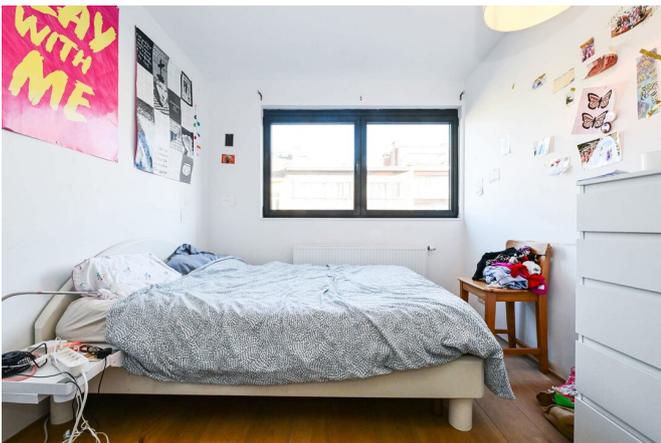
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## Interested in this estate?

Contact us for more information



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