

# FIERCE

I M M O



## 4-BEDROOM FAMILY HOUSE IN ETTERBEEK

avenue Charles Legrelle 3, 1040 Etterbeek

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<b>Reference</b>	7686176
<b>Price</b>	€ 3.650
<b>Ground surface</b>	120m <sup>2</sup>
<b>Living surface</b>	332m <sup>2</sup>
<b>Terrace surface</b>	25m <sup>2</sup>
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Garages</b>	1

## Description

Fierce Immo is proud to present this carefully renovated house of over 300 m<sup>2</sup>, located in a sought-after neighbourhood of Etterbeek, within easy reach of public transport, schools, the European institutions and embassies.

It is made of: a large entrance hall with staircase, a spacious living area with an open-plan fireplace, a fully equipped open-plan kitchen, separate toilets, 4 bedrooms, an office, a bathroom, two shower rooms, and -the cherry on the cake- a large playroom in the attic.

The house also benefits from a large terrace, a utility room, a cellar and a garage.

Ideal for a family looking to settle into a new home for a few years. EPC rating E. No common charges.

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## Essential info

<b>Reference</b>	7686176
<b>Type</b>	House
<b>Ground surface</b>	120m <sup>2</sup>
<b>Living surface</b>	332m <sup>2</sup>
<b>Terrace surface</b>	25m <sup>2</sup>
<b>Year of construction</b>	1930
<b>Year of renovation</b>	2011
<b>Availability</b>	Tbd with the tenant

## Required info

<b>EPC Value</b>	262
<b>EPC Label</b>	E
<b>EPC Code</b>	202305220000644907019
<b>Urban planning destination</b>	Living zone
<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

## Layout

<b>Toilets</b>	3
<b>Garages</b>	1
<b>Parking places</b>	1

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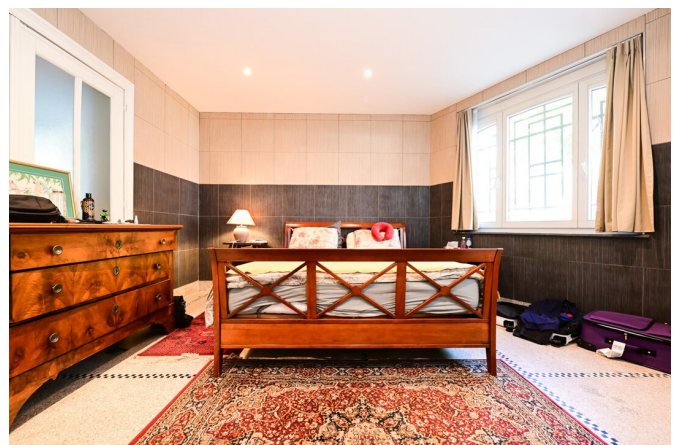
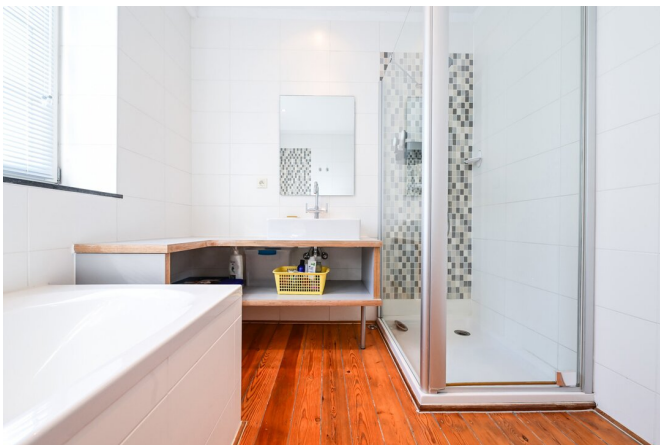
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## Interested in this estate?

Contact us for more information



### Michaël Baert

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