



## Investment property for experienced investors

# FIERCE

I M M O

<b>Reference</b>	5587791
<b>Price</b>	€ 1.250.000
<b>Ground surface</b>	340m <sup>2</sup>
<b>Living surface</b>	360m <sup>2</sup>
<b>Terrace surface</b>	40m <sup>2</sup>
<b>Bedrooms</b>	13
<b>Bathrooms</b>	7

## Description

Are you an investor looking for a good return (6.6% NET), without having to worry about anything? Fierce Immo is proud to present this exclusive investment property, which has been converted into a coliving space. It extends over 4 floors, with a surface area of 360 sqm. A real nugget for you as an investor, and for your tenants, young workers!

The house is made up as follows: on the ground floor, a superbly equipped kitchen, a dining room, a small and a large bright living room overlooking the garden. The garden is quiet and out of sight. The perfect place for your tenants' Thursday aperitifs! The first to third floors have thirteen spacious, light-filled bedrooms, plus two bathrooms, a shower room and two separate toilets. One of the bedrooms on the 2nd floor also has a private terrace.

It will take you less than 10 minutes on foot to get to the Botanique stop where metros 2 and 6 and trams 92 and 93 are located. Around the corner is bus number 62, which will take you directly to Brussels North station.

Need some fresh air? The house is a stone's throw from Square Armand Steurs and Parc Josaphat.

Would you like a presentation of this investment opportunity? Call us now on 02 / 420 65 01.

## Essential info

<b>Reference</b>	5587791
<b>Type</b>	House
<b>Ground surface</b>	340m <sup>2</sup>
<b>Living surface</b>	360m <sup>2</sup>
<b>Terrace surface</b>	40m <sup>2</sup>
<b>Garden surface</b>	120m <sup>2</sup>
<b>Year of construction</b>	1956
<b>Year of renovation</b>	2021
<b>Availability</b>	Immediately

## Required info

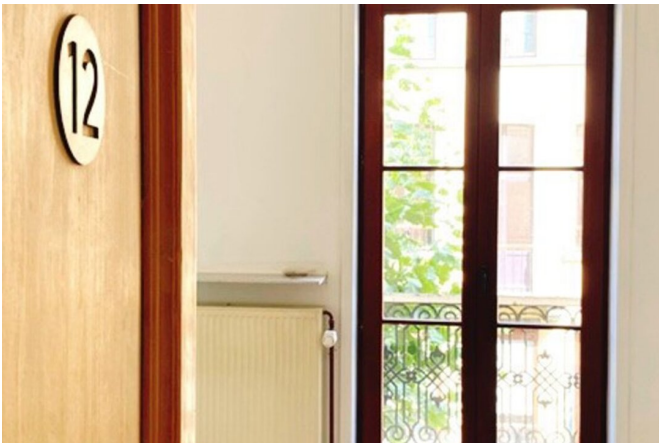
<b>EPC Value</b>	334-334
<b>EPC Label</b>	F
<b>EPC Code</b>	2021110200005986220114
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	Unknown
<b>Subdivision permit</b>	Unknown
<b>Summons</b>	Unknown
<b>Court decision</b>	Unknown
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 5

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## Interested in this estate?

Contact us for more information



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