



## Dream 2-bedroom unit - new project Idylles

Anatole France 68, 1030 Schaerbeek

|                        |                   |
|------------------------|-------------------|
| <b>Reference</b>       | 6356836           |
| <b>Price</b>           | € 349.000         |
| <b>Ground surface</b>  | 450m <sup>2</sup> |
| <b>Living surface</b>  | 78m <sup>2</sup>  |
| <b>Terrace surface</b> | 7m <sup>2</sup>   |
| <b>Bedrooms</b>        | 2                 |
| <b>Bathrooms</b>       | 1                 |

## Description

Fierce Immo is proud to exclusively market Ydilles, an exceptional new development in the heart of Schaerbeek! This human-scale project will comprise 4 apartments, ranging from 1-bedroom to 3-bedroom, as well as two 3-bedroom houses.

Nestled in a friendly neighborhood, it offers all the necessary amenities: proximity to the Docks, Schaerbeek train station, schools, parks and much more!

Every detail has been meticulously selected by the developer to guarantee the sustainability of the project over time, complying with the latest environmental standards and offering everyday comfort. You'll also have the opportunity to personalize your apartment as you wish (tiled floors, semi-massive parquet, super-equipped kitchen, etc.).

After a long day, relax in the landscaped courtyard, with its shared vegetable garden.

The sale is subject to registration fees and VAT for the apartments, and VAT for the houses. Contact us now for a personalized project presentation on 02 / 420 65 01.

## Essential info

|                             |                   |
|-----------------------------|-------------------|
| <b>Reference</b>            | 6356836           |
| <b>Type</b>                 | Flat              |
| <b>Ground surface</b>       | 450m <sup>2</sup> |
| <b>Living surface</b>       | 78m <sup>2</sup>  |
| <b>Terrace surface</b>      | 7m <sup>2</sup>   |
| <b>Year of construction</b> | 2026              |
| <b>Availability</b>         | At delivery       |
| <b>Elevator available</b>   | Yes               |

## Required info

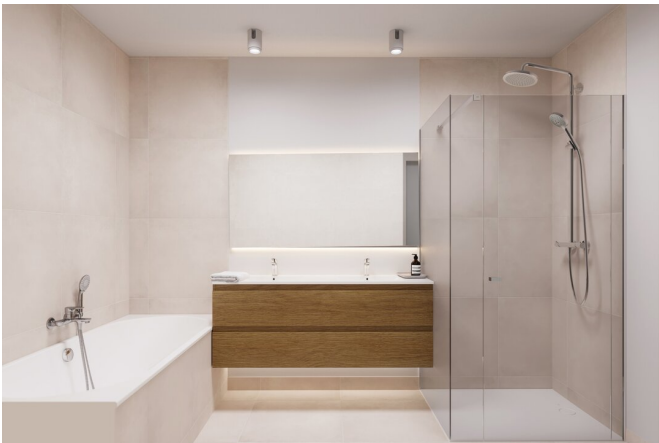
|                                   |                           |
|-----------------------------------|---------------------------|
| <b>EPC Value</b>                  | 37                        |
| <b>EPC Label</b>                  | A                         |
| <b>Urban planning destination</b> | Unknown                   |
| <b>Urban planning permit</b>      | Yes                       |
| <b>Subdivision permit</b>         | Yes                       |
| <b>Summons</b>                    | No                        |
| <b>Court decision</b>             | No                        |
| <b>Right to sell</b>              | Unknown                   |
| <b>O-Level</b>                    | Not located in flood area |

## Layout

|                |   |
|----------------|---|
| <b>Toilets</b> | 1 |
|----------------|---|

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**PRÉSENTATION  
À NOTRE AGENCE  
AVENUE LOUISE 231  
1050 BRUXELLES**

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**PRESENTATIE  
OP KANTOOR  
LOUIZALAAN 231  
1050 BRUSSEL**

## Interested in this estate?

Contact us for more information



### Michaël Baert

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