



## Botanique 47 - Exceptional renovation project in Saint-Josse

chaussée de Haecht 47, 1210 Saint-Josse-ten-Noode

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|                        |                   |
|------------------------|-------------------|
| <b>Reference</b>       | 6605928           |
| <b>Price</b>           | € 575.000         |
| <b>Ground surface</b>  | 324m <sup>2</sup> |
| <b>Living surface</b>  | 94m <sup>2</sup>  |
| <b>Terrace surface</b> | 23m <sup>2</sup>  |
| <b>Bedrooms</b>        | 2                 |
| <b>Bathrooms</b>       | 2                 |

## Description

Fierce Immo is delighted to present Botanique 47, an exceptional renovation project located in the heart of Saint-Josse. This human-scale project is made of six apartments, ranging from 1 to 2 bedrooms, as well as a 3-bedroom house in the interior of the block.

Nestled in a lively neighborhood, this project offers all the necessary amenities: proximity to the Botanical Garden, Rue Neuve, Gare du Nord station, schools and much more.

Every detail has been carefully selected by the developer to guarantee the project's durability over time, complying with the latest environmental standards (e.g. solar panels) and offering everyday comfort (e.g. triple glazing on wooden frames).

In terms of decoration, the developer has opted for quality materials: oak parquet flooring, bespoke kitchen units with Carrara marble worktops, custom built-in cupboards, two coats of paint, etc.

The sale will be carried out under registration fees (abatement possible subject to conditions). Contact us now for a personalised tour of this exceptional renovation project on 02 / 420 65 01.

## Essential info

|                             |                   |
|-----------------------------|-------------------|
| <b>Reference</b>            | 6605928           |
| <b>Type</b>                 | Flat              |
| <b>Ground surface</b>       | 324m <sup>2</sup> |
| <b>Living surface</b>       | 94m <sup>2</sup>  |
| <b>Terrace surface</b>      | 23m <sup>2</sup>  |
| <b>Year of construction</b> | 1920              |
| <b>Year of renovation</b>   | 2024              |
| <b>Availability</b>         | At the contract   |

## Required info

|                                   |                           |
|-----------------------------------|---------------------------|
| <b>EPC Value</b>                  | 84                        |
| <b>EPC Label</b>                  | B                         |
| <b>Urban planning destination</b> | Living zone               |
| <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>              | No                        |
| <b>O-Level</b>                    | Not located in flood area |

## Layout

**Toilets** 1

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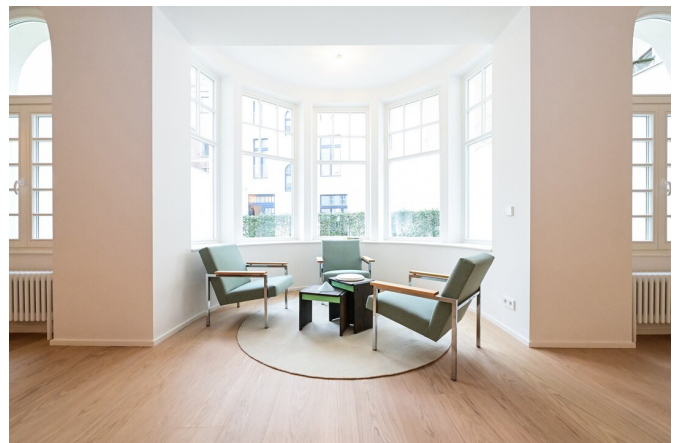
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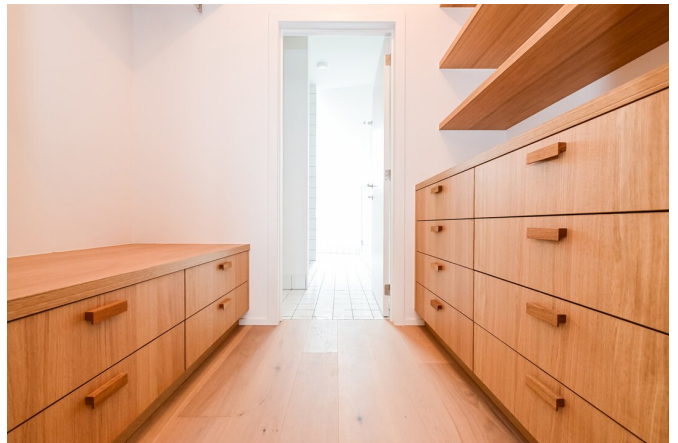
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## Interested in this estate?

Contact us for more information



### Michaël Baert

Responsible New constructions - IPI 512.639

- T. +32 472 46 93 44
- E. [michael@fierceimmo.com](mailto:michael@fierceimmo.com)



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