



## Botanique 47 - magnificent ground floor with garden

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

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<b>Reference</b>	6703042
<b>Price</b>	€ 545.000
<b>Ground surface</b>	324m <sup>2</sup>
<b>Living surface</b>	116m <sup>2</sup>
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2

## Description

Fierce Immo is proud to offer this magnificent first floor of over 115 sqm. and 22 sqm. of garden, located in a totally renovated Brussels Maitre house.

The property features: a beautiful living area (lounge, dining room), a super-equipped open kitchen, access to the 22 sqm. garden, 2 bedrooms, a shower room with laundry area. Cellar.

The apartment offers all modern comforts: air conditioning, solar panels, double flow system, heat pump, triple glazing, etc. Exceptional finishes: high ceilings, built-in cupboards, oak flooring, etc.! PEB B. Available immediately. For further information, please contact us on 02 / 420 65 01.

## Essential info

<b>Reference</b>	6703042
<b>Type</b>	Flat
<b>Ground surface</b>	324m <sup>2</sup>
<b>Living surface</b>	116m <sup>2</sup>
<b>Garden surface</b>	22m <sup>2</sup>
<b>Year of construction</b>	1920
<b>Year of renovation</b>	2024
<b>Availability</b>	At the contract

## Required info

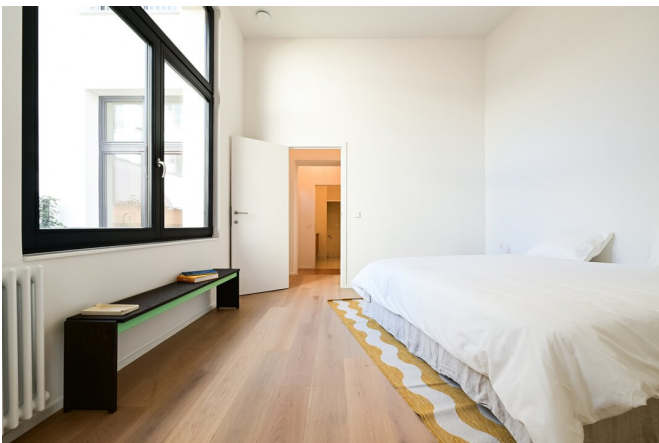
<b>EPC Value</b>	84
<b>EPC Label</b>	B
<b>Urban planning destination</b>	Living zone
<b>Urban planning permit</b>	Yes
<b>Subdivision permit</b>	Yes
<b>Summons</b>	No
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 2

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## Interested in this estate?

Contact us for more information



### Michaël Baert

Responsible New constructions - IPI 512.639

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