



Character house facing Parc Elisabeth - love at first sight!

Avenue des Gloires Nationales 64, 1083 Ganshoren

FIERCE

I M M O

Reference	GN - maison
Price	€ 599.000
Ground surface	79m ²
Living surface	256m ²
Terrace surface	10m ²
Bedrooms	4
Bathrooms	3

Description

Fierce Immo presents this superb 256 sqm. family house, ideally located opposite Parc Elisabeth and close to all amenities. Just a few steps from shops, schools and public transport, this character house enjoys a privileged location, offering a pleasant and practical living environment.

On the ground floor, you'll be greeted by a bright living room, a spacious dining room and a fully equipped kitchen. The second floor features two bedrooms, a cosy bathroom and a balcony. The third floor boasts two further bedrooms and a modern shower room (currently used as a studio, not recognized). The attic has been isolated to provide a family room or a fifth bedroom.

The basement includes a large storage area (currently used as a studio, not recognized), a laundry room and access to a nice garden.

The electrical installation is compliant. Solar panels, a gas-fired condensing boiler and double-glazed windows guarantee optimum comfort and a category D PEB rating.

For further information or to arrange a viewing, please contact Fierce Immo on 02 / 420 65 01.

Essential info

Reference	GN - maison
Type	House
Ground surface	79m ²
Living surface	256m ²
Terrace surface	10m ²
Garden surface	15m ²
Year of construction	1903
Year of renovation	1991
Availability	At the contract

Required info

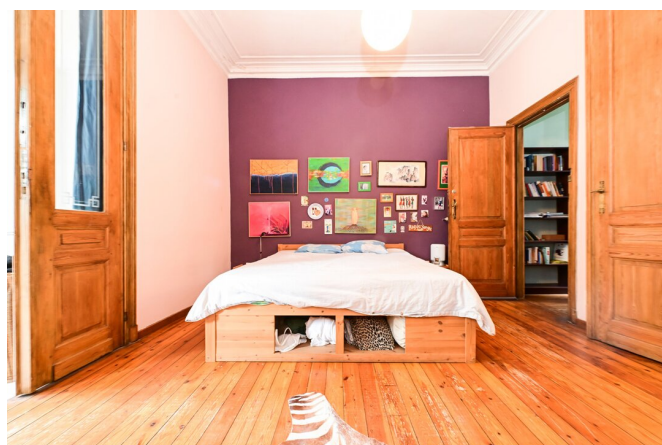
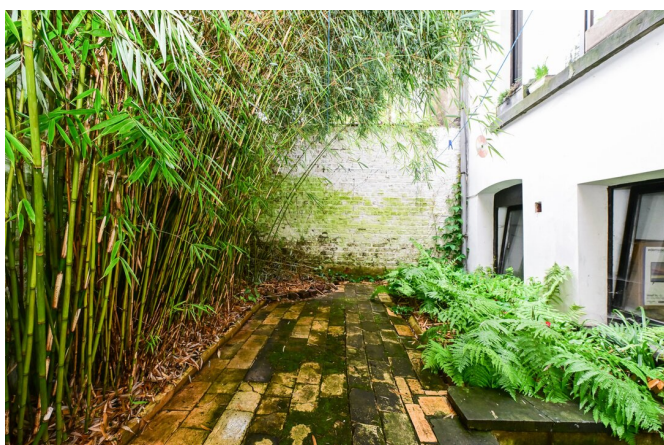
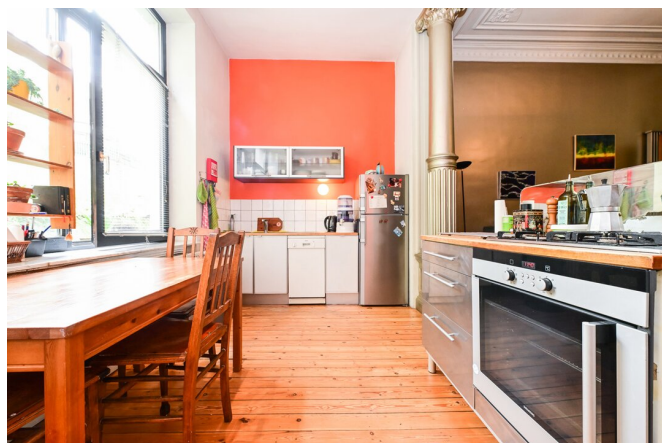
EPC Value	195
EPC Label	D
EPC Code	202502120000704184015
Urban planning destination	Living zone
Urban planning permit	Yes
Subdivision permit	Unknown
Summons	No
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets 3

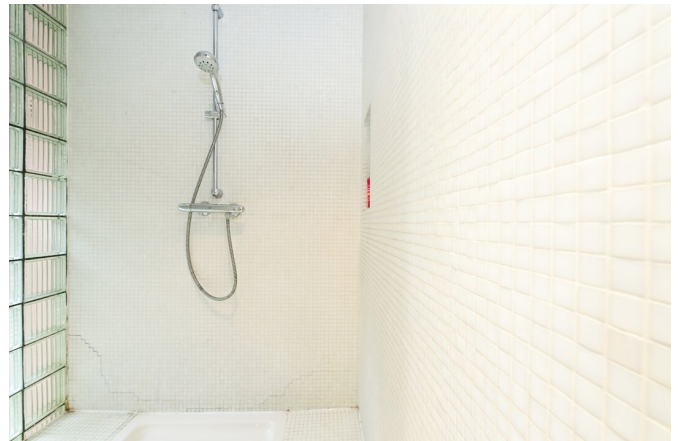
FIERCE

I M M O



FIERCE

I M M O



FIERCE

I M M O



FIERCE

I M M O



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

FIERCE

I M M O