



REAR HOUSE - 4-BEDROOM HOUSE SHARE + 2 PARKING SPACES

Rue des Trois Ponts 8, 1160 Auderghem

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IMMO

Reference	7227707
Price	€ 435.000
Ground surface	270m ²
Living surface	200m ²
Bedrooms	4
Bathrooms	2
Garages	1

Description

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Just steps from the VUB campus and close to all amenities, discover this two-level single-family rear house located in an interior courtyard, currently rented as a four-bedroom shared rental (gross yield 7.32%).

The property currently includes a studio in the front building, which is to be removed and transformed into an entrance hall with access to the rear house (currently, access is via the driveway gate and the interior courtyard). The rear building consists of:

- **Ground floor** (entrance through garage door): 3 parking spaces, of which only 2 are included in the sale.
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- **First floor:** entrance hall, first bedroom, living room, second bedroom with winter lounge, separate equipped kitchen, separate toilet, and shower room.
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- **Second floor:** third and fourth bedrooms, and a second shower room with toilet.

The house is currently rented as a 4-bedroom shared rental.

CURRENT RENTALS:

- Front studio: €675
- Bedroom 1: €540
- Bedroom 2: €590
- Bedroom 3: €540
- Bedroom 4: €516.15
- Parking space 1: €75
- Parking space 2: €85

TOTAL: €3,021.15

A MUST-SEE!!

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Essential info

Reference	7227707
Type	House
Ground surface	270m ²
Living surface	200m ²
Year of construction	1925
Availability	At the contract

Required info

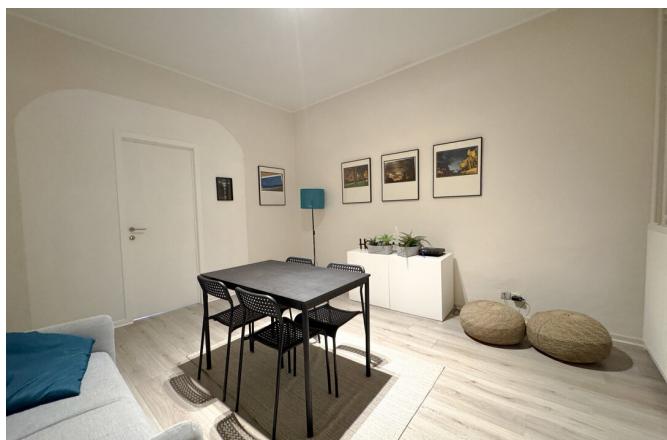
EPC Value	550
EPC Label	G
Urban planning destination	Unknown
Urban planning permit	No
Subdivision permit	No
Summons	No
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets	2
Garages	1
Parking places	1

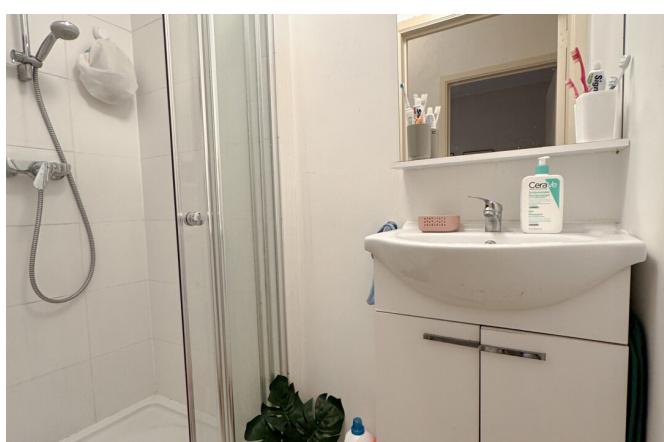
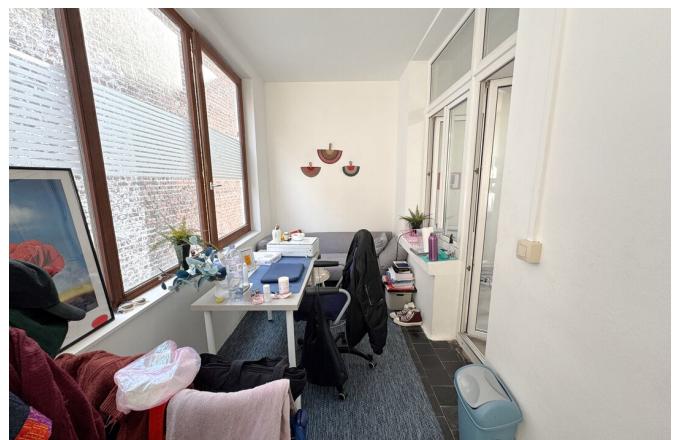
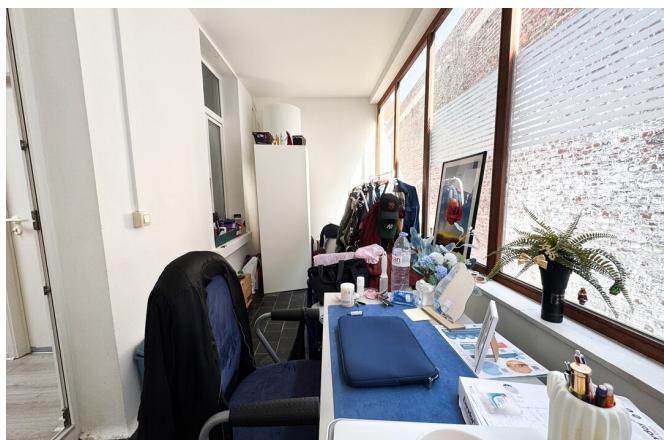
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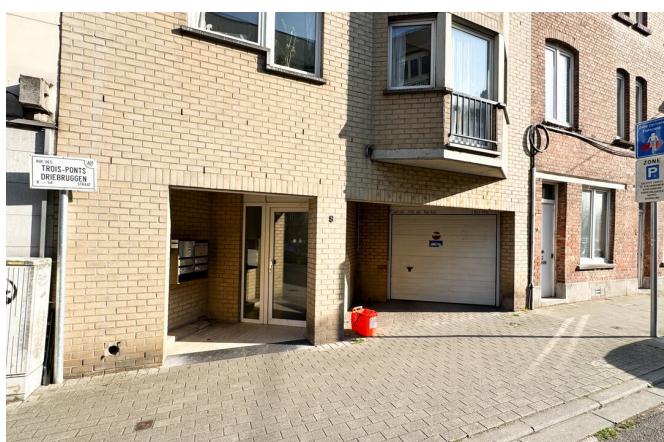
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