

# FIERCE

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## INVESTMENT PROPERTY WITH 9 APARTMENTS – STRONG RENTAL POTENTIAL

Chaussée de Louvain 183, 1210 Saint-Josse-ten-Noode

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<b>Reference</b>	7548279
<b>Price</b>	€ 769.000
<b>Living surface</b>	230m <sup>2</sup>
<b>Terrace surface</b>	15m <sup>2</sup>
<b>Bedrooms</b>	9
<b>Bathrooms</b>	9

## Description

Investment property ideally located a stone's throw from the Botanical Gardens and close to all amenities. Legally, the ground floor is recognized as a commercial space and the rest of the building comprises seven residential units. In practice, the building currently operates nine residential units.

The building is composed as follows:

Ground floor: two apartments

First floor: one studio apartment with one bedroom

Second floor: two small studio apartments with shared toilet on the landing

Third floor: two studio apartments with shared toilet on the landing

Fourth and fifth floors: two studio apartments, each with one bedroom

The building has four electricity meters, two gas meters, and one water meter.

This is an excellent opportunity for investors, currently generating monthly rental income of around €4,000, with potential for further optimization.

Don't wait to discover it.

For viewings and more information, please contact our Fierce Immo agency on 02 420 65 01.

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## Essential info

<b>Reference</b>	7548279
<b>Type</b>	House
<b>Living surface</b>	230m <sup>2</sup>
<b>Terrace surface</b>	15m <sup>2</sup>
<b>Year of construction</b>	1928
<b>Availability</b>	Tbd with the tenant

## Required info

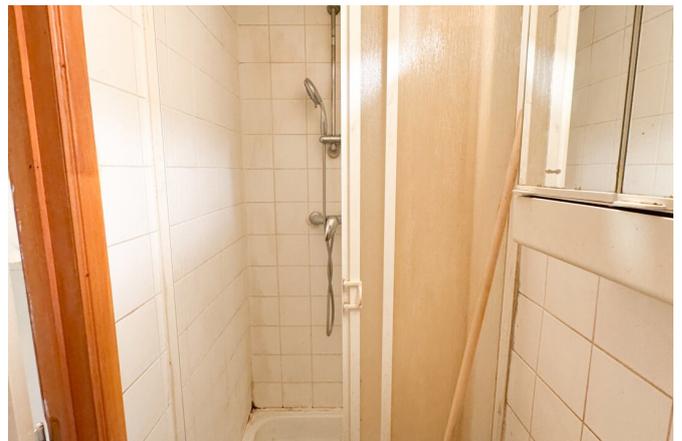
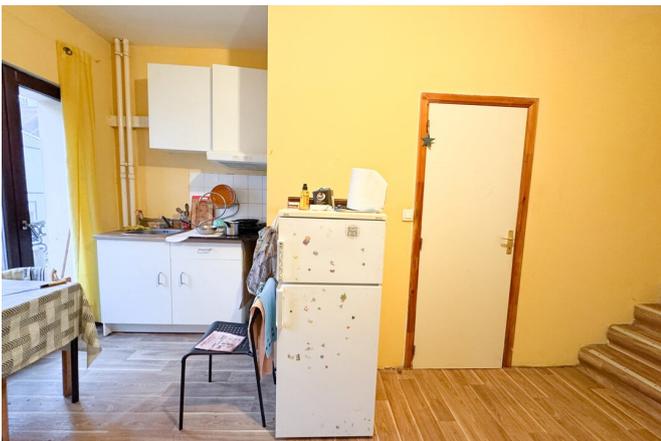
<b>EPC Value</b>	638
<b>EPC Label</b>	G
<b>EPC Code</b>	20230105-000063044-01-34
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	Unknown
<b>Subdivision permit</b>	Unknown
<b>Summons</b>	Unknown
<b>Court decision</b>	Unknown
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 5

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## Interested in this estate?

Contact us for more information



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