



## Beautiful 2-bedroom duplex available immediately!

Rue de la Briqueterie 44-46, 1020 Bruxelles

# FIERCE

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<b>Reference</b>	7535032
<b>Price</b>	€ 350.000
<b>Ground surface</b>	1780m <sup>2</sup>
<b>Living surface</b>	119m <sup>2</sup>
<b>Terrace surface</b>	10m <sup>2</sup>
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

## Description

LAEKEN - You will fall in love with this new project with its meticulous finishes! Firstly, because of its location: situated between Place Bockstael and the Tour & Taxis site, a stone's throw from public transport, shops and restaurants on Rue Marie Christine or Tour & Taxis. Brussels city centre is also nearby. Secondly, its human scale: 24 apartments within a block. Then there is the layout of the apartments, all of which offer: a large living area, a fully equipped open-plan kitchen, 2 or 3 beautiful bedrooms, a large bathroom, a separate WC with washbasin, a laundry area and a large balcony or terrace. Finally, it is innovative in its energy-saving solutions: double glazing, photovoltaic panels, etc. PEB B. Subject to registration fees and VAT. Would you like to visit one of the apartments still available? Simply contact us on 02 / 420 65 01.

## Essential info

<b>Reference</b>	7535032
<b>Type</b>	Flat
<b>Ground surface</b>	1780m <sup>2</sup>
<b>Living surface</b>	119m <sup>2</sup>
<b>Terrace surface</b>	10m <sup>2</sup>
<b>Year of construction</b>	2024
<b>Availability</b>	At the contract
<b>Elevator available</b>	Yes

## Required info

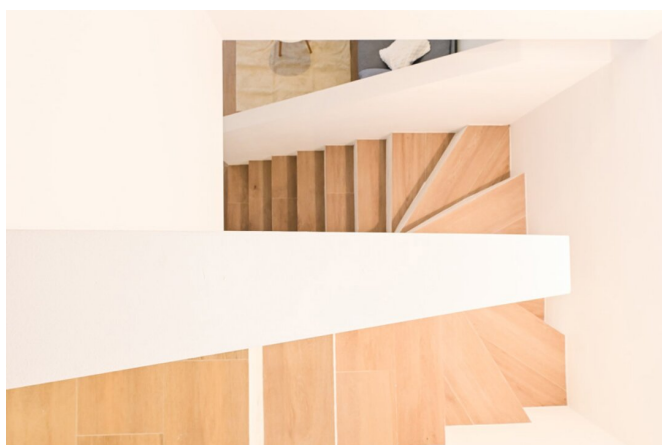
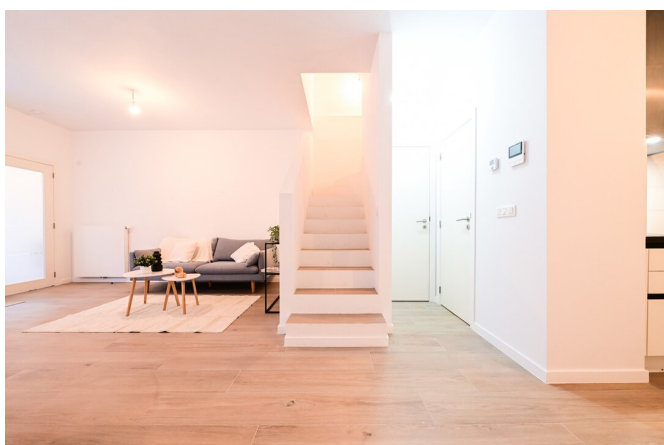
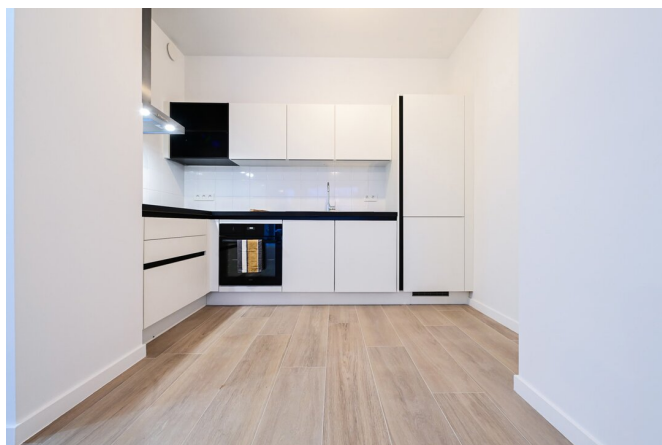
<b>EPC Value</b>	50
<b>EPC Label</b>	B
<b>EPC Code</b>	20250704-0000720542-01-0
<b>Urban planning destination</b>	Living zone
<b>Urban planning permit</b>	Yes
<b>Subdivision permit</b>	Yes
<b>Summons</b>	No
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

<b>Toilets</b>	2
<b>Parking places</b>	1

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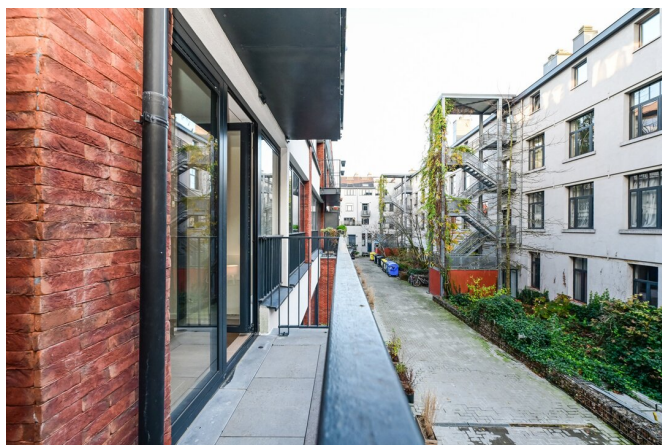
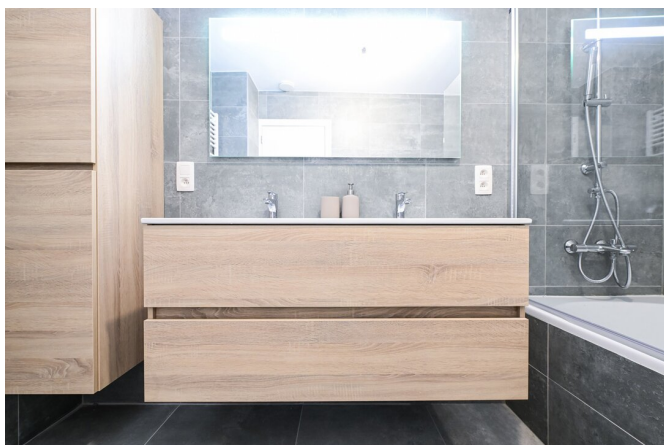
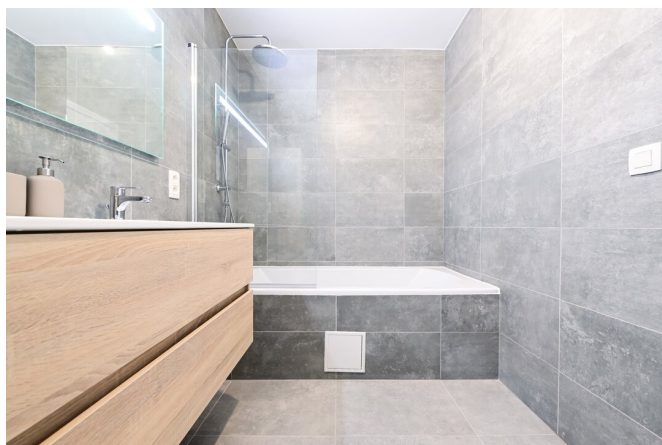
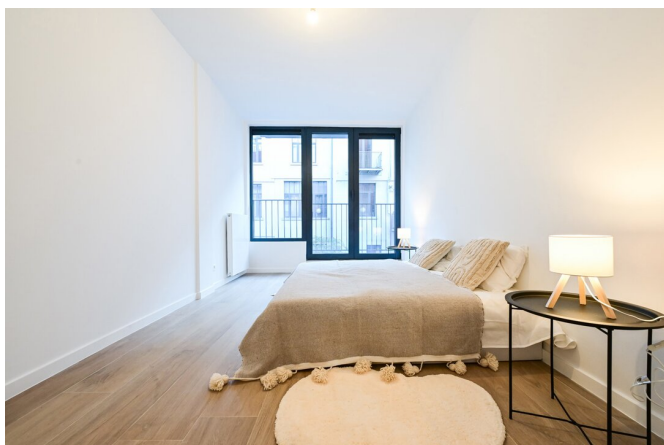
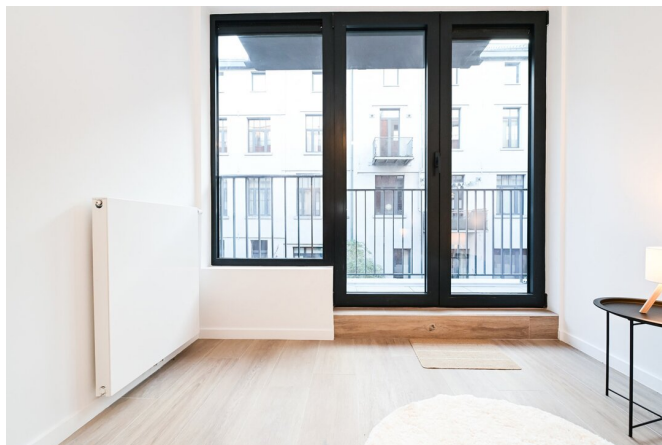
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## Interested in this estate?

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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