

# FIERCE

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## MAGNIFICENT FULLY RENOVATED TRIPLEX – IDEALLY LOCATED

Rue de l'Ange 49 3, 5000 Namur

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<b>Reference</b>	7645326
<b>Price</b>	€ 295.000
<b>Ground surface</b>	54m <sup>2</sup>
<b>Living surface</b>	149m <sup>2</sup>
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

## Description

**Ideally located in the heart of Namur, discover this magnificent fully renovated triplex set in a characterful building!**

The property is composed as follows:

**First floor:** a spacious entrance hall, a bathroom with walk-in shower, toilet and sink, a large master bedroom, as well as a second bedroom ideal for a child or office.

**Second floor:** a beautiful living area featuring a brand-new fully equipped kitchen with central island, a dining room, and a separate laundry room. Separate guest toilet.

High-quality renovation in a contemporary, warm and refined style, highlighting the high ceilings and the charm of the original features.

Expected EPC: B. Double glazing, compliant electrical installation.

Ideal for owner-occupation or as an investment.

**A rare gem not to be missed!**

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## Essential info

<b>Reference</b>	7645326
<b>Type</b>	Flat
<b>Ground surface</b>	54m <sup>2</sup>
<b>Living surface</b>	149m <sup>2</sup>
<b>Year of construction</b>	1932
<b>Year of renovation</b>	2026
<b>Availability</b>	At the contract

## Required info

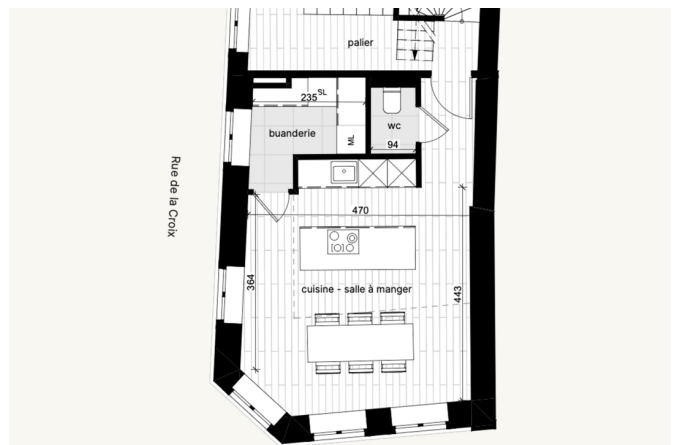
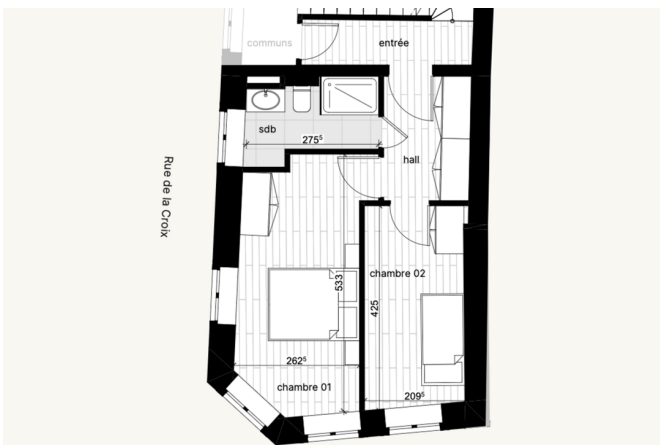
<b>EPC Value</b>	118
<b>EPC Label</b>	C
<b>EPC Code</b>	20250902013018
<b>Urban planning destination</b>	Zone for economic activity
<b>Urban planning permit</b>	No
<b>Subdivision permit</b>	No
<b>Summons</b>	Unknown
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 2

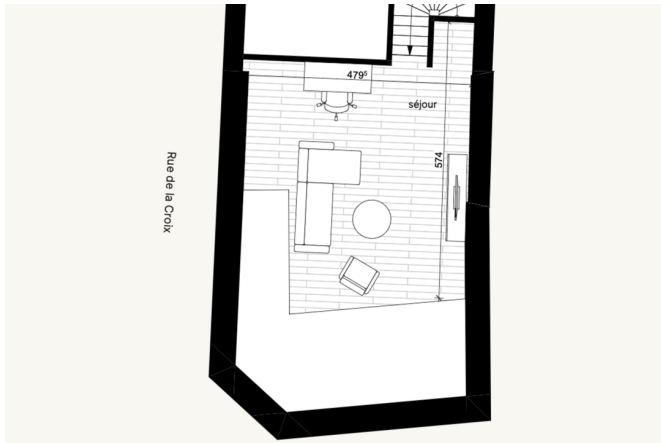
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## Interested in this estate?

Contact us for more information



### Michaël Baert

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