



App ground floor with private courtyard – Commercial use

Louis Bertrandlaan 99, 1030 Schaerbeek

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Reference	7727173
Price	€ 200.000
Ground surface	115m ²
Living surface	70m ²
Terrace surface	20m ²
Bedrooms	1
Bathrooms	1

Description

Current urban planning designation: commercial use.

Located on the highly sought-after Louis Bertrand Avenue in Schaerbeek, this fully renovated apartment is situated on the mezzanine level of an elegant, typically Brussels townhouse with a listed façade.

Offering approximately 70 m² of living space, this character-filled property boasts generous proportions, beautiful wooden flooring, and a high-quality renovation throughout. It comprises a living room, a dining room, one bedroom, a versatile space that can be used as a dressing room or home office, and a shower room.

At the rear of the property, a pleasant private south-east-facing courtyard provides a peaceful and welcoming outdoor space.

The bedroom enjoys direct access to the courtyard through a large French window, while the dressing room/home office also opens onto the exterior via a glazed door.

The shower room is fitted with a walk-in shower, washbasin, and WC.

The modern, fully equipped kitchen (2021) features an oven, induction hob, extractor hood, and fridge with freezer compartment. It also offers ample storage space and connections for either a dishwasher or a washing machine.

The apartment enjoys an ideal location, within immediate walking distance of shops, supermarkets, restaurants, cafés, and public transport. The beautiful Josaphat Park is also just a short stroll away.

Set in a quiet, leafy residential neighbourhood, the property offers a particularly pleasant living environment.

The acoustic insulation was completely renewed in 2021, and the apartment is fitted with double-glazed windows throughout.

A private cellar in the basement completes this property.

Current urban planning designation: commercial use.

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Essential info

Reference	7727173
Type	Flat
Ground surface	115m ²
Living surface	70m ²
Terrace surface	20m ²
Garden surface	27m ²
Year of construction	1907
Year of renovation	2020
Availability	At the contract

Required info

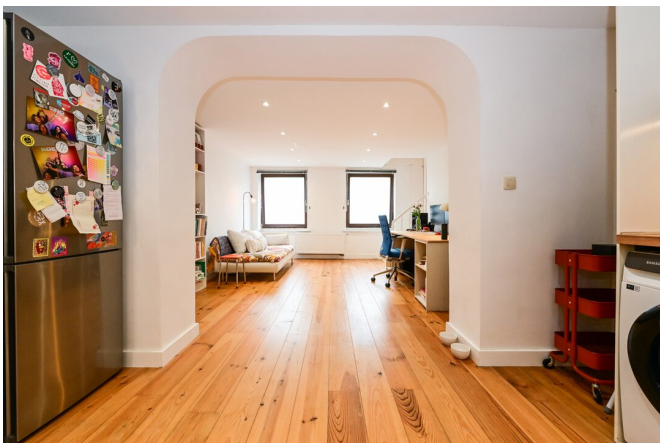
EPC Value	186
EPC Label	D
Urban planning destination	Living zone
Urban planning permit	No
Subdivision permit	No
Summons	Unknown
Court decision	No
Right to sell	No
O-Level	Not located in flood area

Layout

Toilets 1

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