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MAGNIFICENT 3-BEDROOM DUPLEX GROUND-FLOOR APARTMENT WITH 3 BATHROOMS + COURTYARD

Rue de la Duchesse 17, 1040 Etterbeek

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Reference	7772849
Price	€ 550.000
Ground surface	150m^2
Living surface	120m^2
Terrace surface	15m^2
Bedrooms	3
Bathrooms	3

Description

Just a stone's throw from Montgomery, discover this magnificent fully renovated duplex, finished to a high standard and offering three spacious bedrooms, three bathrooms, and a pleasant private courtyard.
Located on the ground floor of a small residence with no common charges, the property is laid out as follows: a welcoming living area featuring a lounge at the front and a dining area at the rear, opening onto a superb fully equipped open-plan kitchen with direct access to the courtyard.
The night hall leads to a laundry area, a separate toilet, a first bedroom with its own bathroom and access to the courtyard, a second bedroom with an en-suite bathroom, and a third bedroom on the mezzanine level with its own private shower room.
The property is currently rented as a shared accommodation (co-living) and offers an excellent rental yield, making it an ideal investment opportunity.

- EPC: B
- Electrical installation compliant
- Solar panels
- Cellar included
- Small condominium with no common charges

A superb opportunity in one of the area's most sought-after neighbourhoods.
A MUST SEE!

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Essential info

Reference	7772849
Type	Flat
Ground surface	150m^2
Living surface	120m^2
Terrace surface	15m^2
Garden surface	15m^2
Year of construction	1970
Availability	At the contract

Required info

EPC Value	95
EPC Label	B
Urban planning destination	Living park
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	3

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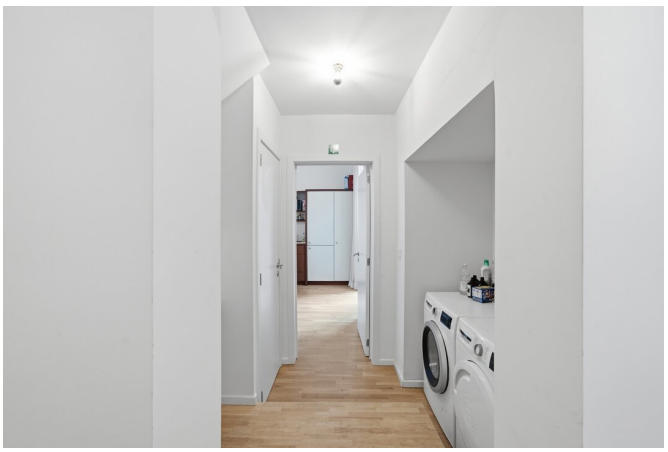


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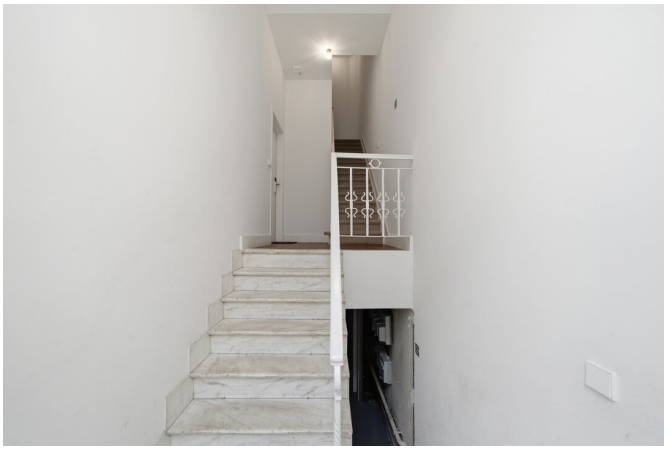
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Interested in this estate?

Contact us for more information



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