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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.

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EPC: B

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Electrical installation compliant

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Solar panels

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Cellar included

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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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Interested in this estate?

Contact us for more information



Florent Gossart

Founder | Sales | Rent - IPI 513.507

- T. +32 499 08 92 77
- E. info@fierceimmo.com

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