



## Large 50 m<sup>2</sup> studio – 4th floor – Parking available

Avenue Carl Requette 10 15, 1080 Molenbeek-Saint-Jean

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|                       |                  |
|-----------------------|------------------|
| <b>Reference</b>      | 7813224          |
| <b>Price</b>          | € 128.000        |
| <b>Ground surface</b> | 50m <sup>2</sup> |
| <b>Bathrooms</b>      | 1                |
| <b>Garages</b>        | 1                |

## Description

For sale in Molenbeek-Saint-Jean, a spacious 50 m<sup>2</sup> studio located on the 4th floor of a well-maintained building. Bright and quiet, it features a separate sleeping area and a layout that offers numerous possibilities for customization.

Thanks to its generous size, the apartment could be reconfigured to create a more spacious living area by opening up the kitchen and establishing a clearer separation between the sleeping area and the living area.

Highlights of the studio: Individual gas boiler, individual meters for water, gas, and electricity, Energy Performance Certificate (PEB) rating C.

Currently rented for €900/month, utilities included, with a separately rented storage unit for €50/month.

Optional: 2 parking spaces for €36,000

Option to purchase two parking spaces: one for a car and the other converted into a fenced-in storage area of approximately 16 m<sup>2</sup>. The two spaces currently generate a total rental income of 160 €/month.

An ideal property for an investor or a first-time buyer, offering ample space, potential for renovation, and additional rental income.

Don't wait—schedule a viewing today.

## Essential info

|                             |                     |
|-----------------------------|---------------------|
| <b>Reference</b>            | 7813224             |
| <b>Type</b>                 | Flat                |
| <b>Ground surface</b>       | 50m <sup>2</sup>    |
| <b>Year of construction</b> | 1967                |
| <b>Year of renovation</b>   | 2007                |
| <b>Availability</b>         | Tbd with the tenant |
| <b>Elevator available</b>   | Yes                 |

## Required info

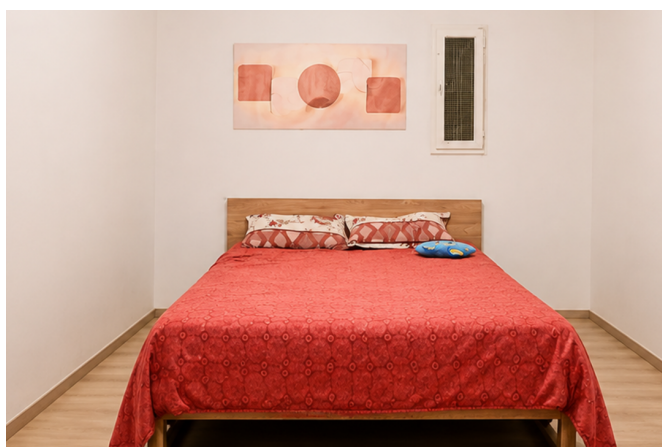
|                                   |                  |
|-----------------------------------|------------------|
| <b>EPC Value</b>                  | 144              |
| <b>EPC Label</b>                  | C                |
| <b>EPC Code</b>                   | 20260326         |
| <b>Urban planning destination</b> | Unknown          |
| <b>Urban planning permit</b>      | No               |
| <b>Subdivision permit</b>         | No               |
| <b>Summons</b>                    | No               |
| <b>Court decision</b>             | No               |
| <b>Right to sell</b>              | Unknown          |
| <b>O-Level</b>                    | Not communicated |

## Layout

|                |   |
|----------------|---|
| <b>Toilets</b> | 1 |
| <b>Garages</b> | 1 |

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## Interested in this estate?

Contact us for more information



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