



SUPERBE LOFT PENTHOUSE 4 CH + JARDIN + GARAGE + ATELIER

Rue de Grand-Bigard 481, 1082 Berchem-Sainte-Agathe

Reference	7918375
Price	€ 675.000
Ground surface	560m ²
Living surface	221m ²
Terrace surface	50m ²
Bedrooms	4
Bathrooms	2
Garages	1

Description

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SALE THROUGH TRANSFER OF COMPANY SHARES

Located in a rear building, in a peaceful and green residential setting, Fierce Immo invites you to discover this magnificent penthouse loft of approximately 200 m², combining generous living spaces, abundant natural light and high-end finishes.

Upon entering, you are welcomed into a spacious, light-filled living area enhanced by large floor-to-ceiling windows. The living room, featuring elegant oak parquet flooring, flows seamlessly into a fully equipped open-plan kitchen fitted with premium Miele appliances. A custom-designed office with beautiful walnut woodwork and a separate laundry room complete the living spaces.

The sleeping area comprises four bedrooms, including a beautiful master suite with a walk-in dressing room and private bathroom, two interconnected bedrooms sharing a second shower room, and a fourth bedroom currently fitted out as a soundproof home cinema.

Outside, you can enjoy a magnificent garden terrace of approximately 200 m², facing northeast and featuring a raised greenhouse. This particularly pleasant outdoor space offers both tranquillity and privacy.

The property also stands out for its impressive workshop of approximately 280 m², featuring ceiling heights of up to 8 metres, two skylights and an electric door. This versatile space offers numerous possibilities, making it ideal for combining residential living with professional activities, subject to the necessary permits.

An enclosed garage of approximately 26 m², directly connected to the kitchen by a goods lift, completes this exceptional property.

Features and amenities: EPC A+, triple glazing, air conditioning, mechanical ventilation with heat recovery, home automation, compliant electrical installation, 52 photovoltaic solar panels, 6 solar thermal panels and a 9,000-litre rainwater tank.

The property also benefits from independence from the co-ownership structure, with no shared maintenance charges.

This property is offered through a transfer of company shares. Further details regarding the terms and conditions of the acquisition are available upon request.

A rare opportunity to discover a property offering remarkable volumes, an exceptional living environment and numerous possibilities for use.

For further information or to arrange a viewing, please contact us on **+32 499 40 99 50**.

All surface areas are approximate. Information is provided for guidance only and is non-contractual.

Essential info

Reference	7918375
Type	Flat
Ground surface	560m ²
Living surface	221m ²
Terrace surface	50m ²
Garden surface	210m ²
Year of construction	1951
Year of renovation	2026
Availability	Tbd with the owner
Elevator available	Yes

Required info

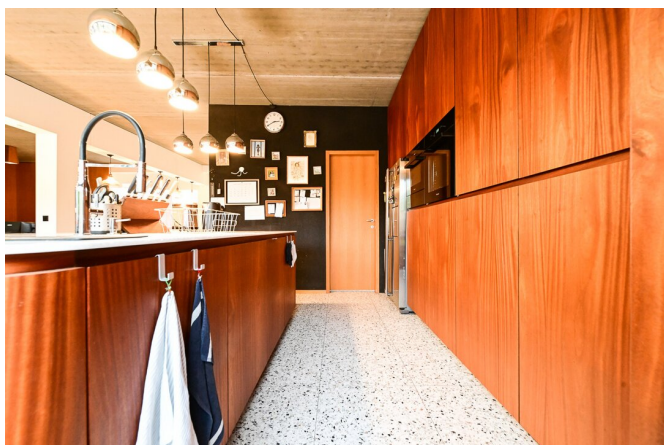
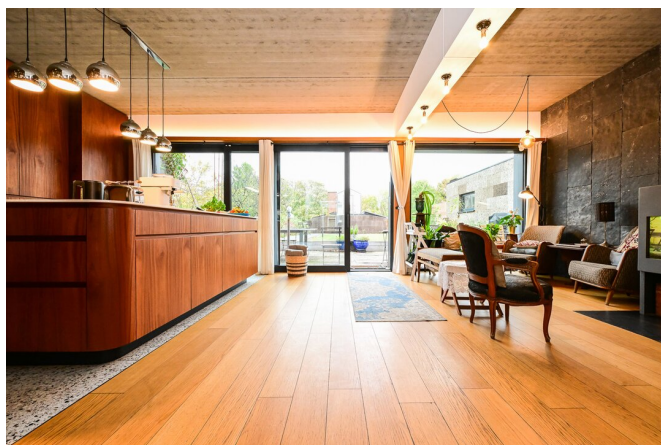
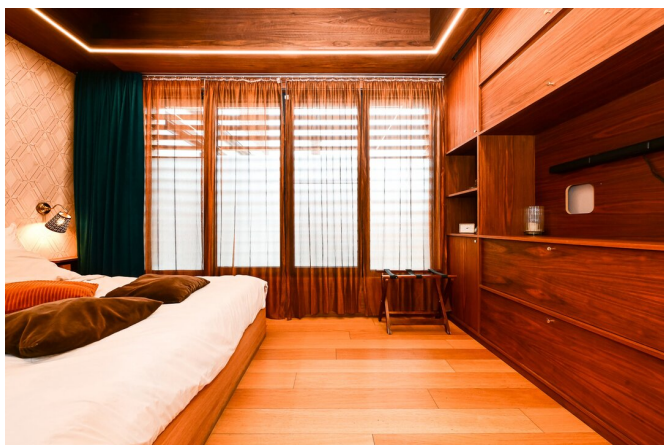
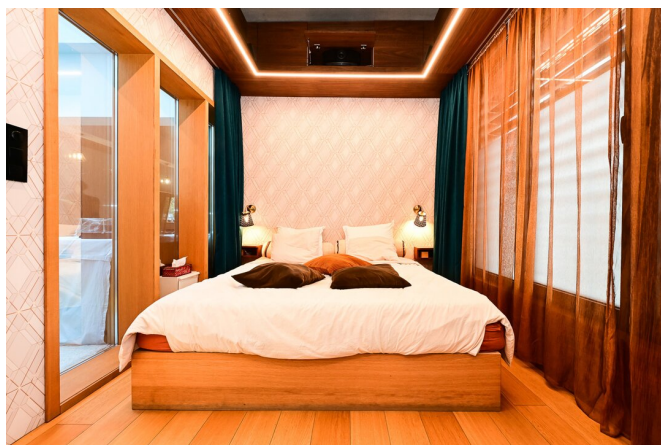
EPC Value	13
EPC Label	A
Urban planning destination	Unknown
Urban planning permit	Unknown
Subdivision permit	Unknown
Summons	Unknown
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets	3
Garages	1
Pools	Yes

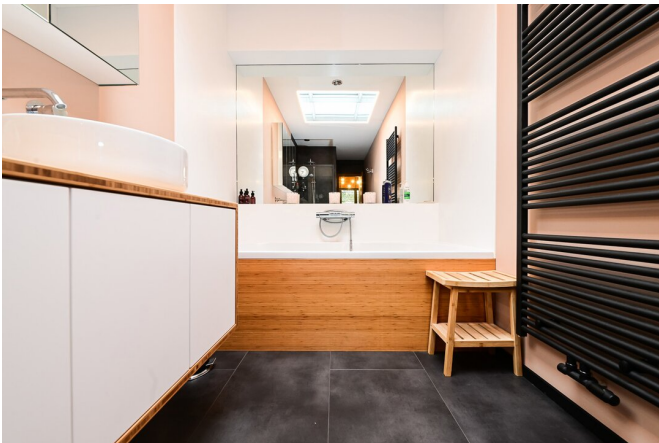
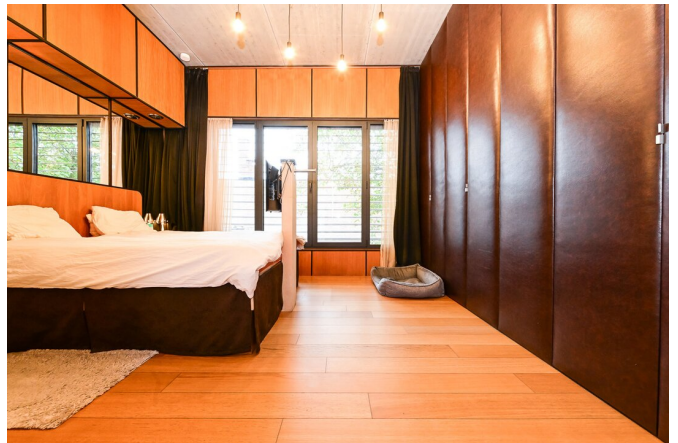
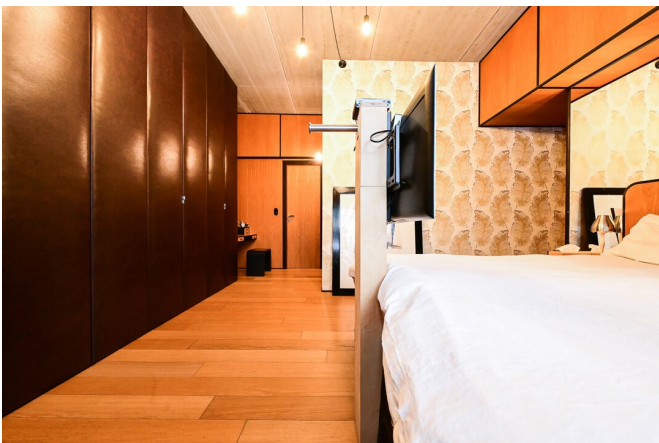
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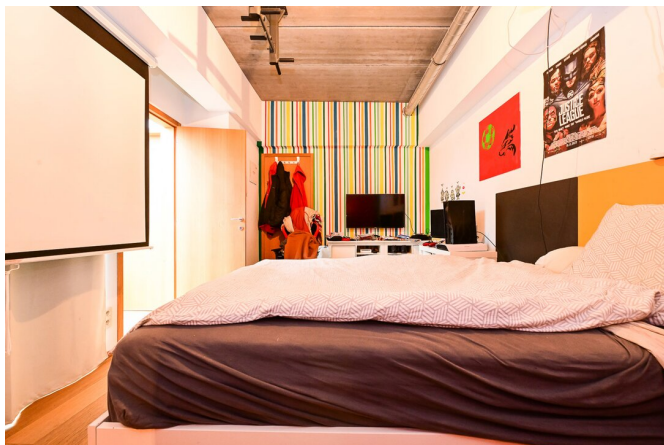
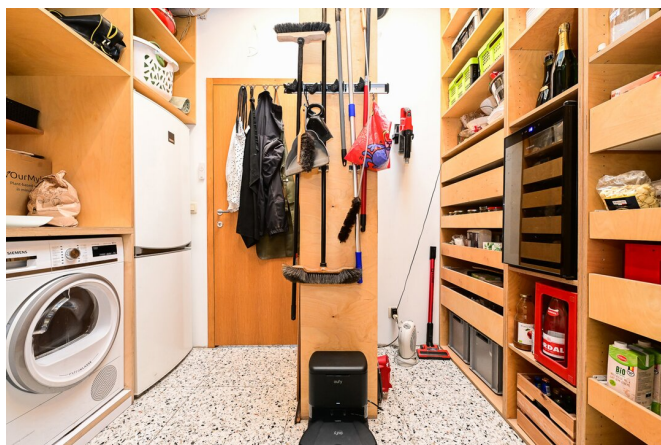
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Interested in this estate?

Contact us for more information

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• T. 02 420 65 01

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