

**FOR SALE - BEL-ETAGE**

Avenue de Beersel 79, 1180 Uccle

**€ 485.000**

**Ref. 7608493**



Number of bedrooms: 3  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 192m<sup>2</sup>  
Surf. Plot: 285m<sup>2</sup>

PEB/EPB: 397kwh/m<sup>2</sup>/j

## DESCRIPTION

In Uccle, you will discover this bright and charming semi-detached house, a warm home offering character and great potential.

With a gross surface area of 192 m<sup>2</sup> according to the PEB, the property currently offers two full-sized bedrooms, a study/dressing and an attic (accessible via a fixed staircase) which can be converted into two additional bedrooms. Ideal for a growing family, guest rooms or a hobby space.

On the first floor, you will find a spacious and particularly bright living area with an adjoining kitchen, creating a pleasant and practical layout.

The garden provides a lovely space to relax and enjoy outdoor living whenever the weather allows. A garage and an outdoor parking space add to the everyday comfort.

Located in a quiet and residential area of Uccle, close to Calevoet and the border with Drogenbos, the property enjoys excellent accessibility. Public transport (tram, bus and train), shops, schools (including the Lycée Français) and main roads towards Brussels and the Ring are all within easy reach.

A property full of possibilities, where you can gradually create your own story.

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## FINANCIAL

Price: € 485.000,00

Available: At the contract

Land registry income: € 1.736,00

## BUILDING

Habitable surface: 192,00 m<sup>2</sup>

Fronts: 3

Construction year: 1960

State: To be refreshed

## COMFORT

Furnished: No

## ENERGY

EPC score: 397

EPC code: 0000749552-01-0

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

## TERRAIN

Ground area: 285,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Living room: 24,00 m<sup>2</sup>

Dining room: 10,00 m<sup>2</sup>

Kitchen: 8,00 m<sup>2</sup>

Bedroom 1: 17,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bedroom 3: 6,00 m<sup>2</sup>

Toilets: 2

Attic: 27,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Flooding area: Potential flood area

## **PARKING**

Garage: Yes

Parkings outside: 1

Parkings inside: 1