

FOR SALE - FLAT

Rue François Vervloet 179 BB2, 1180 Uccle

€ 335.000

Ref. 7183234



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 91m²

Surf. terrace: 9m²

PEB/EPB: 129kwh/m²/j

DESCRIPTION

On the second floor of the Fenestral residence, this charming apartment (91 m² according to EPC) is ready to welcome its new owner. With two terraces, a spacious living room and a thoughtful layout, it's the perfect place to relax and enjoy life.

You enter through a welcoming hallway that leads to a bright living area, flooded with natural light thanks to large windows. The south-facing terrace is ideal for enjoying your morning coffee or a good book in the sun.

The kitchen is separate and offers plenty of space to cook in comfort. Whether you prefer quick meals or elaborate dinners, this kitchen has everything you need.

The apartment features two comfortable bedrooms, each with a pleasant atmosphere and enough space for a double bed and storage. The bathroom is functional, with a sink and bathtub.

Another highlight is the second terrace facing north, ideal for unwinding in the evening. You also benefit from a private cellar and a closed garage box, practical and secure.

The location is a real asset: right on the border between Uccle and Drogenbos, with shops, schools, public transport and green spaces nearby. A quiet setting, yet close to everything.

FINANCIAL

Price: € 335.000,00

Available: At the contract

Land registry income: € 1.323,00

BUILDING

Habitable surface: 91,00 m²

Fronts: 2

Construction year: 1978

State: Good state

Floor: 2

Orientation facade: South

COMFORT

Furnished: No

Parlophone: Yes

Elevator: Yes

ENERGY

EPC score: 129

EPC code: 20181214-0000540785-01-7

EPC class: C

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Collective

TERRAIN

Garden: No

Orientation terrace 1: South

LAYOUT

Living room: 29,00 m²

Kitchen: 12,50 m², fully fitted

Bedroom 1: 11,50 m²

Bedroom 2: 14,00 m²

Bathroom type: Shower in bath

Toilets: 1

Terrace: 9,00 m²

Cellar: Yes

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: No legal correction or administrative measure imposed

Flooding area: Potential flood area

PARKING

Garage: 1