

## NEW BUILD HOUSE / ATELIER COMBINED

**€ 469.000**

 Ulenstraat 82, 1080 Sint-jans-  
 molenbeek

 3  140 m²


This 234.6m2 studio apartment is unique in the Brussels real estate offer and the ideal way to combine your residence with a professional activity. Through the covered gallery next to the green courtyard, we enter the commercial area that appears very spacious thanks to the double-height void, so there is not only a lot of light but also a great visibility to make oneself known. Outside the multipurpose open space we find on the ground floor another kitchenette, separate toilet and storage room. On the upper level which is in contact with the ground floor via the mezzanine, there is still a lot of extra space for e.g. an archive, extra desks or meeting room and here there is also a separate storage room.

Via the spiral staircase we arrive on the level of the living space. It is one open unit with an ideal ratio for a kitchen with island, large dining table and large lounge. The glass area is almost 9m and opens onto the south-east facing terrace of 15m2. The terrace is enclosed with an innovative construction of sliding wooden slats allowing one to determine the sunlight and privacy for each moment. The upper floor comprises a separate toilet, two storage rooms, bathroom (double sink and walk-in shower) and three bedrooms, each with access to the terrace of 9.9 m2 finished with the same system of wooden slats as the terrace below.

## Characteristics

### GENERAL

Address:	Ulenstraat 82 1080 Sint-jans-molenbeek
Price:	€ 469.000
Habitable surface:	140 m²
Number of bedrooms:	3
Number of bathrooms:	1
Cadastral income:	€
Availability:	After work

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### COMFORT

Heating:	Individual
Glazing:	Double
Window frame:	Alu

### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area