

## NEW BUILD HOUSE / ATELIER COMBINED

**€ 469.000**

 Ulenstraat 82, 1080 Sint-jans-  
 molenbeek

 3  140 m<sup>2</sup>


This studio apartment of 240m<sup>2</sup> 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 10m<sup>2</sup>. 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 washbasin and walk-in shower) and three bedrooms, each with access to the terrace of 10m<sup>2</sup> finished with the same system of wooden slats as the terrace below.

## Characteristics

### GENERAL

|                      |   |
|----------------------|---|
| Address:             | Ulenstraat 82<br>1080 Sint-jans-molenbeek |
| Price:               | € 469.000                                 |
| Habitable surface:   | 140 m <sup>2</sup>                        |
| 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 |