

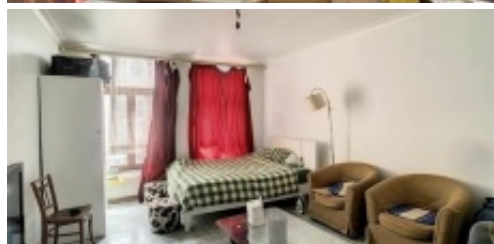
## Investment property

**€ 595.000**

Rue Haute 317, 1000 Brussel



8


268 m<sup>2</sup>


Investment property in a convenient location, currently divided into a commercial ground floor + 5 apartments. Current rental yield of +/- € 3,600 per month = (6% annualized). The apartments each have an individual heating system and compliant electrical installation. Refurbishment / renovation works to be foreseen. The property also has a spacious basement. Very good location, close to public transport, Central Station, porte de Halle and the city center. Opportunity for investors.

## Characteristics

### GENERAL

Address:	Rue Haute 317 1000 Brussel
Price:	€ 595.000
Habitable surface:	268 m <sup>2</sup>
Number of bedrooms:	8
Number of bathrooms:	5
Cadastral income:	€1794
Availability:	Lease contract to respect

### LAYOUT

Commercial Space:	40 m <sup>2</sup>
Apartment:	40 m <sup>2</sup>
Apartment:	38 m <sup>2</sup>
Apartment:	35 m <sup>2</sup>
Apartment:	80 m <sup>2</sup>
Apartment:	35 m <sup>2</sup>

### COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Double
Window frame:	Pvc

### EPC

EPC:	245 kWh/m <sup>2</sup>
EPC level:	E

## Investment property

**€ 595.000**

Rue Haute 317, 1000 Brussel



8



268 m²

### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not yet requested