

## Beautiful apartment on a prime location

**€ 445.000**

Square Marie-louise 3, 1000 Brussel



2



110 m²



Beautiful apartment with nice view on Square Marie-louise. Entrance hall with fitted checkroom. Spacious, bright living room, fully equipped kitchen with adjoining compact terrace. Night hall with 2 bedrooms, separate toilet and bathroom with bath and double sink. Spacious master bedroom with checkroom wall and compact terrace at the back. The apartment also has a polyvalent room of 12 m² on the 10th floor. Very good location, walking distance from the European institutions, public transport, metro and shops.

## Characteristics

### GENERAL

Address:	Square Marie-louise 3 1000 Brussel
Price:	€ 445.000
Habitable surface:	110 m²
Number of bedrooms:	2
Number of bathrooms:	1
Cadastral income (indexed):	4369
Cadastral income:	€2218
Availability:	Lease contract to respect

### LAYOUT

:	4 m²
Storage:	3.3 m²
Living:	37 m²
Night Hall:	4.5 m²
Toilet 1:	1.3 m²
Dining Room:	7.5 m²
Kitchen:	6 m²
Bathroom 1:	3.5 m²
Bedroom 1:	8.5 m²
Bedroom 2:	19.5 m²
Kitchen:	2 m²
Bedroom 3:	11.5 m²
Toilet 2:	1.2 m²

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### COMFORT

Heating:	Common
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Pvc

### EPC

EPC:	467 kWh/m²
EPC level:	G

### ADDITIONAL INFORMATION

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