SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
175 m²	3	2	40 m²

Rhode - Magnificent ground floor - garden

DE LA FAUVETTE 4 AVENUE, 1640 Rhode-Saint-Genese

Located in a sought-after environment in Rhode-Saint-Genèse, on the border of Uccle, this superb single-level apartment of ± 175 m² impresses with its beautiful volumes, brightness, and the quality of its design. Built in 2005 by architect Corbiau, it benefits from a refined architecture. The apartment opens onto generous reception areas including a large living room enhanced by a gas cassette, offering a warm and friendly atmosphere. This extends into a fully equipped American kitchen, open to the living areas as well as a laundry space. The sleeping area consists of three beautiful bedrooms, two shower rooms, and an office. Outside, you will enjoy a magnificent south-facing terrace of about 40 m², extended by a pleasant private garden of ± 500 m², a true invitation to relaxation and friendly moments. To complete this property, a cellar, two parking spaces, and a space dedicated to bicycles are also available. EPC: B and compliant electricity.

Characteristics

GENERAL

Type	Apartment	City	Rhode-Saint-Genese
Price	€ 935.000	Living surface	175 m²
Terrace surface	40 m²	Heating	Gas
Bedrooms	3	Bathrooms	1
Shower rooms	1	Floors	2
Construction year	2005	Renovation year	2015
State	Excellent condition	Facades	4
Office	12 m²	Lavatory	2
Terrace	40 m²	Garden	500 m²
Indoor parking	2	Double glazing	
Internet		Connected thermostat	
Fire alarm system		Lift	
Security door		Videophone	
Disabled access		Alarm system	
Highway		Bus	
Town centre		Shops	
Park		Sport center	
Supermarket		Possibility of connecting : Water / Gas / Electricity	
PEB	168 kW/m²	PEB category	B
EPC code	20261106-0003992939-RES-1		

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	Flood prone area Not announced

FINANCIAL

Price € 935.000	Syndicate fees 349 €

Victoire Junot

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