info@victoire.be
+32 (0)2 375 10 10



€ 4.000 | AUDERGHEM | REF. YM-38-285

| LIVING SURFACE | BEDROOMS | BATHROOMS | GARAGES | TERRACE SURFACE |
|---|---|---|---|---|
| 285 m² | 4 | 3 | 1 | 30 m² |

# House at Auderghem

**ISIDORE GÉRARD 38 AVENUE, 1160 Auderghem**

Presented by Yanis Morsa: 0487 71 46 10 / yanis.morsa@victoire.be Victoire Junot offers you in Auderghem, in the prestigious Val Duchesse neighborhood on the border of Woluwe-Saint-Pierre, a superb villa of ±285 m² benefiting from a beautiful south-facing garden of ±6 ares. The house charms with its particularly quiet environment, its authentic charm, and recent renovation, notably with the exterior walls and roof completely redone. It consists of a spacious living room of ±50 m² with a cassette wood stove, a fully equipped open kitchen, four bedrooms, and an office with built-in bookshelf. The sleeping area includes two bathrooms each equipped with a bathtub and a shower, as well as an additional shower room. Outside, a pleasant terrace of ±30 m² opens onto the large south-facing garden. Indoor garage and large cellar of ±60 m². Charges: €50/month including technical maintenance. A character villa combining old-world charm, beautiful wooden materials, and modernized comfort, ideally located in one of the quietest and most sought-after residential neighborhoods in eastern Brussels. To discover at Victoire Junot - www.victoire.be - Tel: 02 375 10 00

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# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | House | City | Auderghem |
| Price | € 4.000 | Living surface | 285 m² |
| Terrace surface | 30 m² | Heating | Gas |
| Bedrooms | 4 | Bathrooms | 3 |
| Garages | 1 | Floors | 3 |
| Available | Free | Construction year | 1956 |
| Renovation year | 2026 | State | Excellent condition |
| Bedroom | 30 m² | Bedroom | 25 m² |
| Bedroom | 16 m² | Bedroom | 30 m² |
| Bathroom | 3 | Office | 16 m² |
| Lavatory | 4 | Living room/dining area | 50 m² |
| Equipped kitchen | 10 m² | Terrace | 30 m² |
| Garden | 550 m² | Land | 800 m² |
| Alarm system | | Airport | |
| Highway | | Bus | |
| Town centre | | Movies | |
| Shops | | Nursery | |
| Primary school | | Secondary school | |
| Day care | | Train station | |
| Bus hub | | Hospital/clinic | |
| Doctor | | Park | |
| Public parking | | Public pool | |
| On main road | | Sport center | |
| Supermarket | | Tennis | |
| Tram | | University | |
| PEB | 177 kW/m² | PEB category | D |
| EPC code | 202610007-0000768473-01-6 | | |

## MANDATORY INFO

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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
Non-flood zone

## FINANCIAL

Price
€ 4.000

Expenses
50 €

Victoire Junot

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