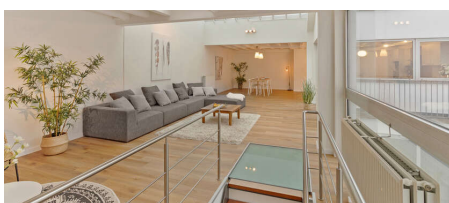


**For sale - Duplex****1080 Sint-Jans-Molenbeek****€ 500.000****Ref. 6274716**

Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 203m<sup>2</sup>  
Surf. terrace: 41m<sup>2</sup>  
Neighbourhood: beside the water

PEB/EPB: 394kwh/m<sup>2</sup>/j

## Description

Discover this unique 185 m<sup>2</sup> duplex loft in the heart of Brussels, located along the canal. The entrance hall includes a toilet and staircase leading to the living area, while the night hall provides access to two spacious bedrooms, one of which features an en suite dressing room and bathroom. There is also a shower room and a large windowless room that can be used as a bedroom, office, or dressing room. Both bedrooms have access to the terrace, which offers complete privacy and no overlooking neighbors. On the top floor, you'll find the bright and spacious living area with a fully equipped kitchen. Thanks to the large windows and glass roof, the space enjoys abundant natural light. A small terrace adjoins the kitchen. The parking space is not included in the price but can be purchased separately. This loft combines comfort, space, and light with complete privacy. An exceptional living opportunity in Brussels!

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### Financial

Price: € 500.000,00

VAT applied: No

Available: At the contract

### Building

Habitable surface: 203,00 m<sup>2</sup>

State: Good state

Floor: 1

Number of floors: 2

Orientation facade: East

### Comfort

Furnished: No

Videophone: Yes

Pool: No

### Energy

EPC score: 394 kWh/m<sup>2</sup>/year

EPC class: G

Double glazing: Yes

Windows: Aluminium

Heating type: Gas

### Location

Environment: Beside the water, city Center

School nearby: 1.000m

Shops nearby: 500m

Public transport nearby: 220m

### Terrain

Garden: No

### Layout

Living room: 86,00 m<sup>2</sup>

Kitchen: Yes, US fully fitted

Bureau: 10,56 m<sup>2</sup>

Bedroom 1: 23,00 m<sup>2</sup>

Bedroom 2: 14,00 m<sup>2</sup>

Bathroom surface: 9,25 m<sup>2</sup>

Bathroom type: All comfort

Shower rooms: 1

Toilets: 2

Terrace: 41,00 m<sup>2</sup>

Cellar: Yes

### Technics

Electricity: Yes

### Planning

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Potential flood area

**Parking**

Parkings inside: 1