Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

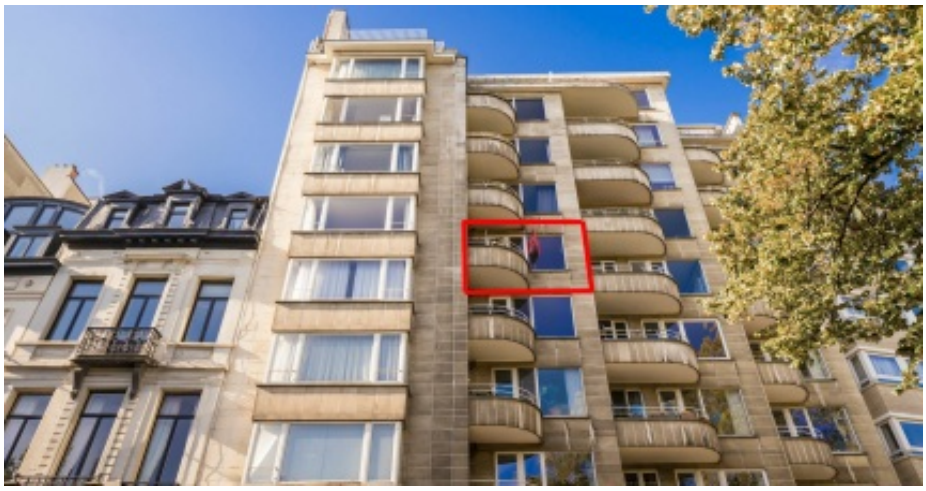
3-bedroom apartment on the 5th floor, in need of renovation, overlooking Square-Marie-Louise

€ 430.000

Maria-louizasquare 4, 1000 Brussel

3 100 m²





Situated on the 5th floor of a building overlooking the sought-after Square Marie-Louise, this apartment of approximately 100m² offers an excellent opportunity for those seeking a spacious property with great potential in a prime location in Brussels.
The apartment features a spacious and bright living room with a balcony at the front, offering pleasant views over the green surroundings of Square Marie-Louise. The separate kitchen provides the opportunity to create a space tailored to your own tastes and preferences.
The entrance hall, fitted with built-in cupboards, leads to the various rooms. The apartment comprises three bedrooms measuring approximately 14 m², 11 m² and 9 m². The largest bedroom is situated at the rear and opens onto a pleasant west-facing terrace with unobstructed views, ideal for enjoying the afternoon and evening sun.
The property also includes a bathroom, a separate toilet and a private cellar.
An excellent location in the heart of the European Quarter, within walking distance of the European institutions, public transport, metro stations, shops and a wide selection of restaurants. This sought-after residential area offers an attractive combination of green surroundings, convenient transport links and urban amenities.
Thanks to its generous layout, two outdoor spaces and prime location, this apartment represents an attractive opportunity for both owner-occupiers and investors, offering the potential to renovate and customize the property entirely to their own taste.

Characteristics

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GENERAL

Address:	Maria-louizasquare 4 1000 Brussel
Price:	€ 430.000
Habitable surface:	100 m²
Number of bedrooms:	3
Number of bathrooms:	1
Cadastral income:	€0

LAYOUT

Entrance Hall:	7 m²
Living:	34 m²
Kitchen:	11 m²
:	4 m²
Night Hall:	5 m²
Bedroom 1:	14 m²
Bedroom 2:	11 m²
Bedroom 3:	9 m²
Toilet 1:	1 m²
Bathroom 1:	4 m²
Terrace:	5 m²
Terrace:	2 m²
Terrace:	2.5 m²
Basement:	3 m²

COMFORT

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

EPC

EPC:	112 kWh/m²
EPC level:	C+

ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Requested
Summons and recovery claim:	Requested
Pre-emption right:	Requested
Subdivision permit:	Requested
Flood-sensitive area:	Not yet requested