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

Corner house in need of renovation with 4 or 5 bedrooms in a great location

€ 460.000

Rue Luther 23, 1000 Bruxelles

5 230 m²





Situated in a sought-after location, close to the European Quarter, this spacious corner house offers outstanding renovation potential.
Thanks to its corner position and numerous windows, the property benefits from abundant natural light and generously proportioned rooms. The existing layout offers numerous possibilities for creating a contemporary living environment tailored entirely to your own tastes and requirements.
The property requires complete renovation, both internally and in terms of energy efficiency. This presents an excellent opportunity to rethink the layout, make optimal use of the available space and transform the house into a modern home that meets current standards and contemporary living requirements.
Depending on the desired layout, the property could accommodate 4 to 5 bedrooms, making it ideal for families, those looking to combine living and working spaces, or other residential projects.
The location is an additional advantage, with the European institutions, public transport, shops, schools and a wide selection of restaurants all within easy reach.
An excellent opportunity for anyone seeking a spacious character property with abundant natural light and exceptional potential to create a beautiful home tailored to their own vision.

Characteristics

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GENERAL

Address:	Rue Luther 23 1000 Bruxelles
Price:	€ 460.000
Habitable surface:	230 m²
Number of bedrooms:	5
Number of bathrooms:	1
Cadastral income:	€1159

LAYOUT

Entrance Hall:	3.5 m²
Living:	25.5 m²
Office:	10 m²
:	5.5 m²
Kitchen:	7 m²
Dining Room:	20 m²
Bathroom 1:	10 m²
:	5.5 m²
Bedroom 1:	20 m²
Bedroom 2:	10 m²
Dressing:	7 m²
:	5.5 m²
Bedroom 3:	20 m²
Bedroom 4:	10 m²
Dressing:	7 m²
:	22 m²
Basement:	9 m²

COMFORT

Heating:	Individual
Kitchen:	With cupboards
Glazing:	Double
Window frame:	Wood

EPC

EPC:	350 kWh/m²
EPC level:	G

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