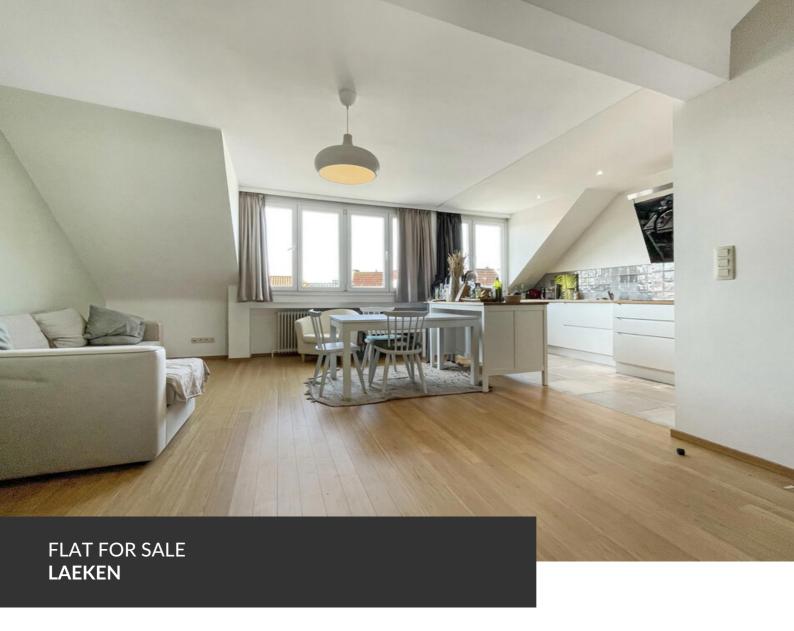


Huge conversion potential for this bright flat!



ADRESSE Avenue Laënnec, 13 1020 Laeken

PRICES 200.000 €



This flat, renovated a few years ago and located on the top floor of a small condominium in a quiet street, offers enormous potential for conversion thanks to its vast attic space. The roof will soon be completely renovated, financed by the co-ownership, to bring the insulation up to current standards, and at the same time to take advantage of this opportunity to create a beautiful space under the roof! You could easily create a master bedroom with en-suite shower room, and why not a large terrace with a view of one of Brussels' most famous landmarks, the Atomium! Note that the space and access hatch for a staircase already exist. The bright, spacious living area comprises a lounge and dining room, plus a large kitchen. To the rear, there are two bedrooms and a shower room. A basement cellar completes the flat. Close to all amenities, the Heysel...



Clos des Chêneaux 18A 1390 Grez-Doiceau +32 10 816 800

### office



plateau, all public transport services including the metro, school facilities, numerous parks and the Queen Fabiola University Hospital, this functional flat offers you a pleasant, comfortable lifestyle just a stone's throw from all amenities.



### office



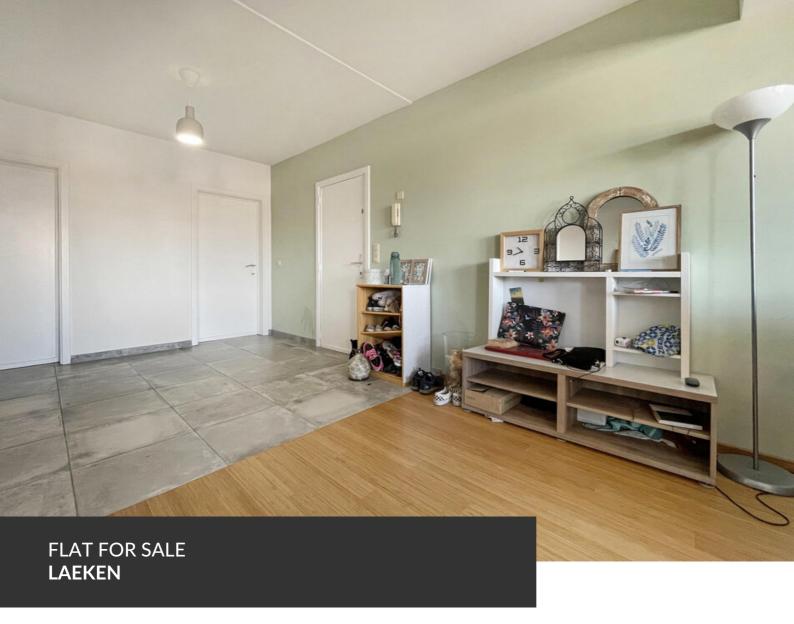
| Living space           | 93 m² |
|------------------------|-------|
| Year of construction   | 1958  |
| Year of renovation     | 2018  |
| Floors                 | 5     |
| Lift (elevator)        | yes   |
| Number of bedrooms     | 2     |
| Surface area bedroom 1 | 17 m² |
| Surface area bedroom 2 | 12 m² |
| Number of bathrooms    | 1     |
| Cellars                | yes   |
| Type of heating        | gas   |
|                        |       |



# eau office

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| Type of window frames | vinyl                    |
|-----------------------|--------------------------|
| Net cadastral income  | 982 €                    |
| EPB                   | PEB 6                    |
| EPB - Unique code     | 20160311-0000330086-01-8 |
| EPB - E Spec          | 422 kWh/m².an            |
| EPB - E total         | 39.375 kWh/an            |
| Availability          | at the contract          |



# eau office

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