



FOR SALE
Ground Floor
€ 350,000



Uccle

Apartment +/- 85 m² 2 BR/1 BA - Terrace + Garage



85m²



5417m²



2



1



10m²



1

E spec: 269 KWh/m² E total: 22841 KWh/m²/year

Unique code: 20251121-0000734881-01-2 CO₂ emission: 29

KgCO₂/m²

PEB

E

Lovely 85 m² apartment with 10 m² SW terrace, in excellent condition. Ground floor in a quiet, green avenue. Layout: hall, cloakroom and toilet, living room with terrace, fully equipped kitchen (2018), 2 bedrooms, 1 bathroom. Cellar and large closed garage box included. Liberal profession allowed (permit 1999). EPB E CO₂ 29. Central gas heating. Airco. Aluminium double glazing. Alarm. Electric shutters and sunshade. Electricity compliant. Charges approx. €280/month (maintenance of common areas, park, syndic, insurance, concierge, private heating and water).

📍 Avenue Château de Walzin 8 box 11 floor 0 - 1180 Uccle



Peetroons Fabienne

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Sweet Home Properties IPI:500912

Ref. 7241711

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Main Characteristics

Total Surface Of The Hous...	85 m²	Ground Surface	5417 m²	Number Of Bathrooms	1
Number Of Rooms	2	Number Of Fronts	2	Furnished	No
Garage	yes	Garden	No	Parking	No
Terrace	yes	Terrace 1 (Surf)	10 m²	Number Of Floors	10

Financial

Land Tax	1933.42 €	Charges Tenant	280 €	VAT Applied	No
Property Occupied	No	Energy Certif. Class	E	Energy Consumption (Kwh...	269 kwh/m²/y
CO2 Emission	29	E Total	22841	En. Cert. Unique Code	20251121-00007...
EPC Valid Until	21/11/2035	PEB Date	21/11/2025	Land Reg. Inc. (Indexed)	3839 €
Land Registry Income (€)	1710 €	Area For Free Profession	yes	Purpose Of The Building	independant + ho...
Yes/No Of Electricity Certi...	yes, conform	Asbestos Certificate (Man...	yes	Asbestos Certificate (Man...	14/09/2024

Interior

Number Of Toilets	1	Number Of Showerrooms	0	Room 1	13.7 m²
Room 2	8.5 m²	Living Room	26.6 m²	Kitchen (Surf)	9.3 m²
Bathroom	4 m²	Access For People With H...	yes	Kitchen	yes
Type Of Kitchen	hyper equipped	Air Conditioning	yes	Type (Ind/Coll) Of Heating	collective
Elevator	yes	Double Glass Windows	yes	Type Of Heating	gas (centr. heat.)
Type Of Elevator	person	Bathroom	bath	Videophone	yes
Type Of Frames	aluminium	Alarm	yes	Number Of Garages	1
Construction Year	1974	Inside Parking	No	Outside Parking	No
Renovation	2018	Laundry	yes	Cellars	yes

Exterior

Built Surface	85 m²	Number Of Terraces	1	Orientation Of Terrace 1	south-west
Surface Balcon 1	10 m²	Pool	No	Sewage	yes
Electricity	yes	Gas	yes	Water	yes

Ground & Communication

Type Of Environment	city	Orientation Of The Front	north-east	Flooding Type	not located in flo...
Flooding Type 2023	Class A (no chan...	Nearby Shops	yes	Shops	200 m
Nearby Schools	yes	Nearby Public Transports	yes	Public Transports	100 m
Nearby Sport Center	yes	Sport Center	300 m		



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Description

Brugmann district – bright 85 m² apartment in excellent condition, located on the ground floor of a 1974 building in a quiet, green avenue. Renovated rear terrace of approx. 10 m², facing SW. The apartment in a park setting includes: entrance hall with cloakroom and toilet, living room with parquet and access to the terrace, fully equipped kitchen (2018) with terrace access, 2 bedrooms and 1 bathroom. In the basement: a cellar and a large closed garage box with remote-controlled door, included in the price. Easy street parking. Liberal profession allowed (permit 1999) – partly used as offices. EPB E, CO₂ 29. Central gas heating. Daikin air-to-air heat pump. Aluminium double glazing. Alarm system. Electric shutters and sunshade. Electrical installation compliant. Monthly charges approx. €280 (maintenance of common areas, park and lifts, syndic, insurance, caretaker, private heating and water). Available at deed. All information and surface areas are given for indicative purposes only and are non-binding.

Detailed description:

- Entrance hall in travertine, toilet with hand basin, cloakroom
- Living room in parquet of approx. 27 m² with access to the terrace through double French doors
- Fully equipped kitchen of approx. 10 m² (microwave, oven, dishwasher, large sink, fridge with freezer compartment, extractor hood, induction hobs, lighting on granite worktop, spotlights) with storage and access to the SW terrace, possibility to eat in the kitchen
- Night hall
- Bedroom of approx. 14 m²
- Bedroom of approx. 8.5 m² with built-in wardrobe
- Bathroom (bath with shower screen, 2 washbasins)
- SW terrace of approx. 10 m², beige tiled floor

The apartment is currently partly used as offices. For easier circulation, the 2 doors and part of the partition separating the front rooms from the night hall were removed. If the buyer wishes to recreate separate rooms, this can be done easily and at his own expense.

The apartment is sold with its cellar no. 65 and garage box no. 20 with remote-controlled door (recent Hormann motor) on the second basement level, all included in the sale price.

The Boetendael complex includes 4 buildings and is managed by two property managers. Therefore, there are two sets of service charges and two calls for the Reserve Fund.

For IGS (The Oaks building where the apartment is located):

The annual statement for 01.07.2024–30.06.2025 amounts to €1,459.72, i.e. approx. €122/month, covering maintenance and cleaning of common areas and lift, management fees, insurance and the concierge shared between the buildings.

Reserve Fund calls for 2025 amount to €73.63/month.

For M.G.S (Boetendael complex of the 4 buildings):

The annual statement for 01.10.2024–30.09.2025 amounts to €1,868.48, i.e. approx. €156/month, covering maintenance of the park (gardens, parking areas, paths) and lighting, management fees, private consumption of heating, hot and cold water.

Reserve Fund calls amount to €90.76/year, i.e. €7.56/month.

Total charges therefore amount to approx. **€278/month** and **total Reserve Fund calls to approx. €81/month.**

MISCELLANEOUS: Lift – PRM access – Insulated and refurbished roof (2024–2025) – Central gas heating – Videophone – Alarm – Aluminium double glazing (2011) – Terrace and balustrade (2021) – Electric sunshade – Electric shutters at the front – Air conditioning (Daikin heat pump) – Natural ventilation (toilet & bathroom).



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