



FLAT FOR SALE  
LAEKEN

Huge conversion potential for this bright flat !



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Avenue Laënnec, 13  
1020 Laeken

**PRICES**

200.000 €



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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...



### **eau office**

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

### **office**

Avenue Reine Astrid 92 bte 2  
1310 La Hulpe  
+32 2 216 88 00





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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.



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Living space	93 m <sup>2</sup>
Year of construction	1958
Year of renovation	2018
Floors	5
Lift (elevator)	yes
Number of bedrooms	2
Surface area bedroom 1	17 m <sup>2</sup>
Surface area bedroom 2	12 m <sup>2</sup>
Number of bathrooms	1
Cellars	yes
Type of heating	gas



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Type of window frames	vinyl
Net cadastral income	982 €
EPB	
EPB - Unique code	20160311-0000330086-01-8
EPB - E Spec	422 kWh/m <sup>2</sup> .an
EPB - E total	39.375 kWh/an
Availability	at the contract



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