



## IMM. REPORT - 8 RECOGNIZED APP - RENTED AIS

Ribaucourtstraat 49, 1080 Molenbeek-Saint-Jean

# FIERCE

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<b>Reference</b>	5419511
<b>Price</b>	€ 1.000.000
<b>Ground surface</b>	130m <sup>2</sup>
<b>Living surface</b>	422.08m <sup>2</sup>
<b>Bedrooms</b>	8
<b>Bathrooms</b>	8

## Description

Just a stone's throw from the Ribaucourt metro station and the Brussels canal, ideally located in the centre of Brussels and close to all amenities, discover our 8-apartment building recognised for urban development and currently rented by an AIS.

The property comprises a shop on the ground floor, which is not part of the sale! And on the upper floors, 8 1-bedroom flats (two on each floor) with adjoining rooms: one bedroom on the street side with loggia, living room, fitted kitchen, utility room, WC and shower. Individual gas boilers, individual gas and electricity meters. EPB from D to G.

Ideal for a family-friendly investment with good rental yield (rent guaranteed by the AIS).

Opportunity!

## Essential info

<b>Reference</b>	5419511
<b>Type</b>	House
<b>Ground surface</b>	130m <sup>2</sup>
<b>Living surface</b>	422.08m <sup>2</sup>
<b>Year of construction</b>	1931
<b>Year of renovation</b>	2015
<b>Availability</b>	At the contract

## Required info

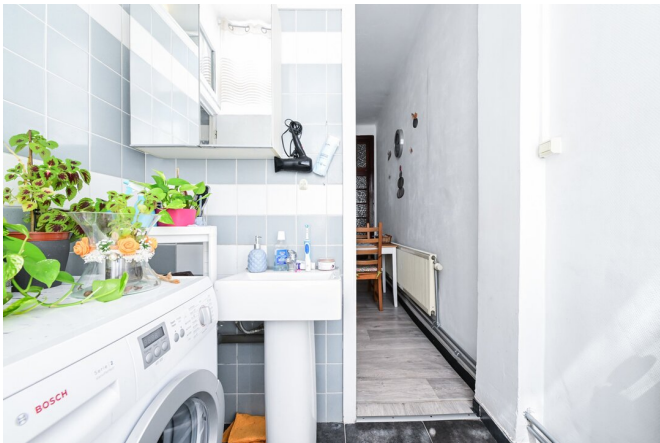
<b>EPC Value</b>	194-194
<b>EPC Label</b>	D
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	No
<b>Subdivision permit</b>	No
<b>Summons</b>	No
<b>Court decision</b>	Unknown
<b>Right to sell</b>	Unknown
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 8

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## Interested in this estate?

Contact us for more information



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