Rue Américaine 25, 1060 Saint-Gilles

Report made on October 29, 2026 at 1:57 PM · Data from October 9, 2026



Aerial photo: UrbIS Ortho, Paradigm

68 out of 100

Based on 95% of the checks (by weight).
The score is a reading aid, not advice.

Flood	Soil	Energy	Zoning and heritage
Noise and air	Permits	Location and amenities	

The parcel

REGION
Brussels

CADASTRAL PARCEL
21013B0357/00P011

- Parcel
- Building
- Address point



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Buildings on the plot

One building on the parcel.

- **Main building** 231 m² footprint

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Footprints from the official building maps; no height survey is published for this region yet.

What we found

Flood

Low

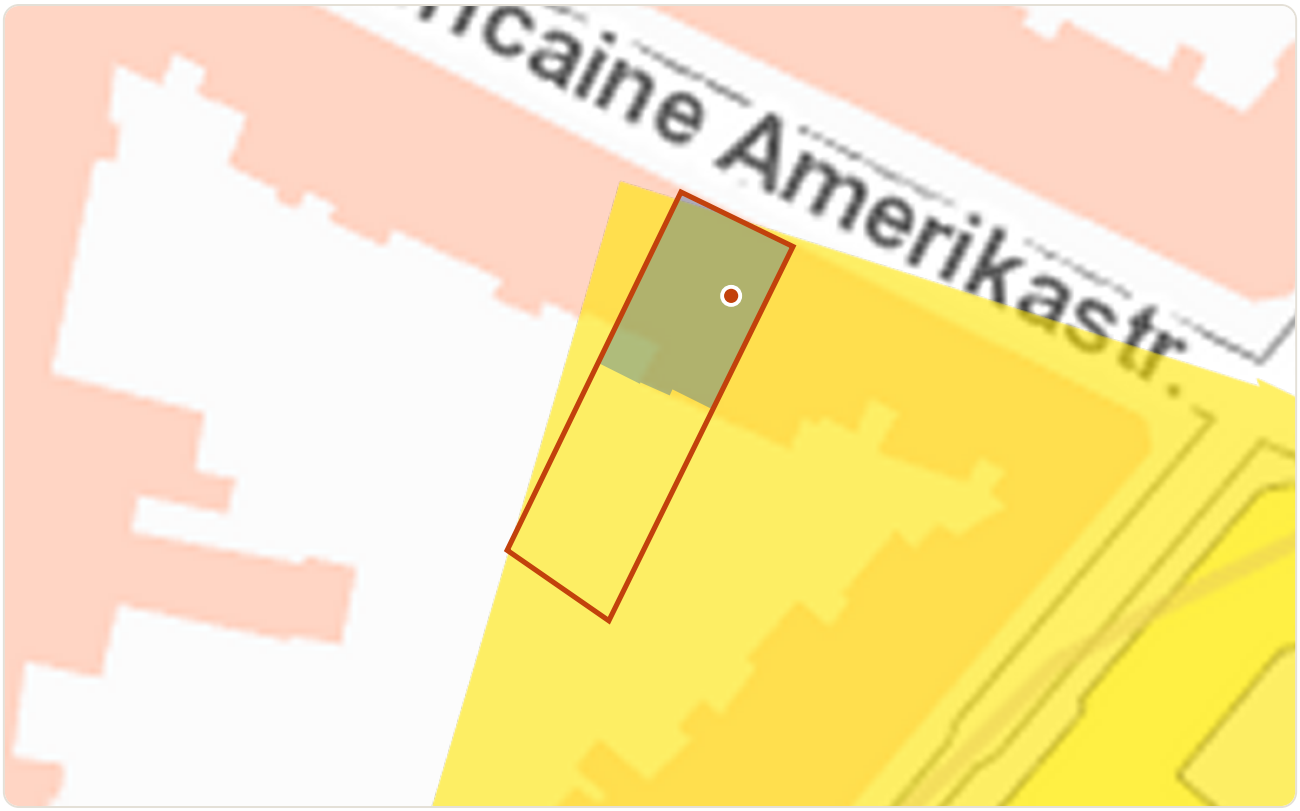
Low flood hazard.
Flood hazard map 2019 (Brussels Environment) · retrieved Oct 27, 2026

No watercourse within 100 m.
Cours d'eau à ciel ouvert et voûtés (PRDD) (urban.brussels) · retrieved Oct 27, 2026

The house is level with the ground around it.
About 78.5 m above sea level · gentle slope (2.3%)
From the region’s lidar terrain model (the ground without buildings or trees). For information: not part of the score.
UrbIS digital terrain model (Paradigm) · retrieved Oct 27, 2026

No mapped flood reaches the house.
Flood hazard maps: water depth (fluvial, T10, T100 and extreme) (Brussels Environment) · retrieved Oct 27, 2026

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Flood

Low hazard Medium hazard High hazard

Flood-sensitive and flood hazard areas from the official maps. In Flanders these aren't the legal P- and G-scores.

Soil

No issues found

Not in a drinking-water protection zone.

Zones de protection des captages d'eau souterraine (Brussels Environment) · retrieved Oct 27, 2026

The parcel isn't in the soil register.

Inventaire de l'état du sol (Brussels Environment) · retrieved Oct 27, 2026

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Known polluted land nearby: investigated, treated or still to treat.
Within 100 m: 3 sites with known pollution, 3 dealt with or without risk, 1 suspected (a past activity).

- Dealt with or no risk · 24 m
- Known pollution · 31 m
- Suspected · 53 m
- Known pollution · 82 m
- Known pollution · 87 m
- Dealt with or no risk · 94 m
- Dealt with or no risk · 95 m

For information, not part of the score: the regional soil registers list known and suspected sites only. Pollution next door can spread through groundwater; the parcel's own status is the check above.
Soil register (inventaire de l'état du sol), parcels within 1 km (Bruxelles Environnement) · retrieved Oct 29, 2026



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Soil

Polluted, being handled (4) Polluted, no risk (3) Slightly polluted, no risk (2)
Potentially polluted (0) Not polluted (1)

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Energy

High

An estimated energy range counts at half weight.

What solar panels would produce here.

About 1,038 kWh a year per kWp of panels, facing 3 degrees from south at a 39° tilt: a typical 4 kWp roof would make about 4,150 kWh a year.

For the best orientation, with shading from the terrain but not from trees or buildings nearby; the real roof decides. Ask installers for a quote and what you could use yourself.

PVGIS 5.3 (PVGIS-SARAH3) (European Commission, Joint Research Centre) · retrieved Oct 27, 2026

https://joint-research-centre.ec.europa.eu/photovoltaic-geographical-information-system-pvgis_en

Data: PVGIS-SARAH3 · Licence: Reuse with acknowledgement (Commission Decision 2011/833/EU)



Estimated energy range, not an EPB certificate

Likely E–G (low confidence)

Based on: Terraced house, construction period unknown.

Figures: Brussels Environment's EPB statistics and the SPW's certificates.

Look up the certificate

Brussels Environment's public register shows a home's EPB certificate: its label, energy use, date and whether it's still valid. Search it by address: Rue Américaine 25, 1060 Saint-Gilles.

Brussels EPB register: https://www.peb-epb.brussels/certificats-certificaten/

After the purchase: renovation

> **It depends on the PEB certificate: every home must reach class E or better by January 1, 2033.**

Then class C from 2045 at the earliest.

Exemptions are possible for technical, economic or heritage reasons.

Typical works to gain a label: roof insulation, better glazing, wall and floor insulation, and more efficient heating (heat pump or condensing boiler). The EPC lists the recommended works for this home.

Grants and loans that could help

RENOLUTION grants · suspended: no new applications for now

Brussels renovation grants, by income.

Brussels Green Loan

Brussels loan at a low rate for insulation, heating and renewable energy, by income.

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Rules checked on October 3, 2026. Source: environnement.brussels

Zoning and heritage

Medium

Not in a site of Brussels' archaeological atlas.
Atlas du sous-sol archéologique de la Région de Bruxelles (urban.brussels) · retrieved Oct 27, 2026
https://gis.urban.brussels/

Protected heritage.
Maison personnelle de l'architecte Victor Horta; Maison personnelle de l'architecte Victor Horta - délimitation d'une zone de protection
Patrimoine protégé et inventaire (urban.brussels) · retrieved Oct 27, 2026
https://monument.heritage.brussels/

Residential zone of cultural, historic or aesthetic value: extra rules for works may apply.
zones d'habitation
Plan régional d'affectation du sol (PRAS) (perspective.brussels) · retrieved Oct 27, 2026
https://perspective.brussels/fr/outils-de-planification/pras/les-prescriptions-litterales-legales-du-pras/b-prescriptions-particulieres-relatives-aux-zones-dhabitat

No pre-emption right, alignment or expropriation plan found on this plot.
Alignment and expropriation plans are kept by the municipality here: the notary checks them for every sale.
Périmètres de préemption (perspective.brussels / urban.brussels) · retrieved Oct 27, 2026
https://perspective.brussels/fr/outils-de-planification/droit-de-preemption

One building stands on the parcel.
Buildings on the parcel (the regions' building maps, through the cadastre) (FPS Finance (CadGIS)) · retrieved Oct 27, 2026
https://ccff02.minfin.fgov.be/geoservices/arcgis/rest/services/WMS/Cadastral_LayersWFS/MapServer

No Natura 2000 site within 500 m.
Natura 2000 sites (European Environment Agency) · retrieved Oct 9, 2026
https://www.eea.europa.eu/en/datahub/datahubitem-view/6fc8ad2d-195d-40f4-bdec-576e7d1268e4

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Noise and air

No issues found

Rail noise: below 45 dB.
Strategic noise map, 2021 edition.
Cartes de bruit 2021 - rail (Brussels Environment) · retrieved Oct 27, 2026
https://environnement.brussels/citoyen/documentation-et-outils/cartes/exposition-la-pollution-sonore-consulter-nos-cartes

Aircraft noise: below 45 dB.
Strategic noise map, 2021 edition.
Cartes de bruit 2021 - avions (Brussels Environment) · retrieved Oct 27, 2026
https://environnement.brussels/citoyen/documentation-et-outils/cartes/exposition-la-pollution-sonore-consulter-nos-cartes

Road noise: 50–54 dB (average over day, evening and night).
Strategic noise map, 2021 edition.
Cartes de bruit 2021 - routes (Brussels Environment) · retrieved Oct 27, 2026
https://environnement.brussels/citoyen/documentation-et-outils/cartes/exposition-la-pollution-sonore-consulter-nos-cartes

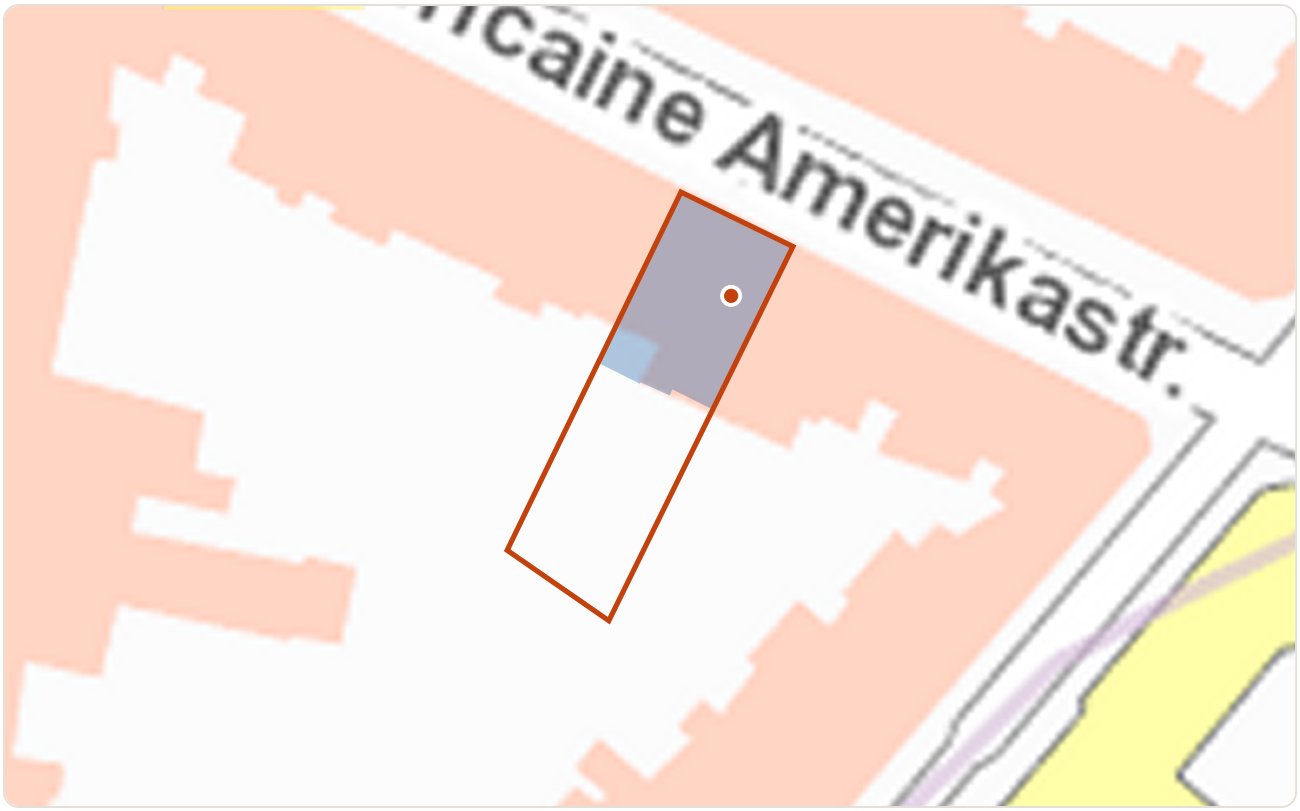
Heat stress on hot days: class 8 of 8, very insufficient (GES map 2018).
GES-kaart hittestress, toestand 2018 (Vlaanderen en Brussel) (Departement Omgeving) · retrieved Oct 27, 2026
https://www.vlaanderen.be/datavindplaats

Air quality within the EU limits that apply from 2030.

µg/m³ (yearly average)	Here	EU limit	From 2030	WHO
NO_2	17.8	40	20	10
PM2.5	7.9	25	10	5
PM10	14.9	40	20	15
Black carbon	0.45			no limit

Yearly averages for the street in 2024, modelled by IRCEL-CELINE. The EU's limits tighten in 2030; the WHO's guidelines are lower still.
Concentrations moyennes annuelles (ATMO-Street) (IRCEL-CELINE) · retrieved Oct 27, 2026
https://www.irceline.be/en/documentation/open-data/open-data

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Noise

55–59 dB 60–64 dB 65–69 dB 70–74 dB 75 dB or more

Average noise over day, evening and night (Lden), from the strategic noise maps of major roads, railways, airports and large cities.

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Surroundings and permits

Medium

A larger project nearby: new building, demolition or more homes next door, a subdivision or a large shop.

- Mettre en lumière du Musée Horta, rue Américaine 23-25 à Saint-Gilles. (on this parcel · Octroyé · 2023-12-19)
- modifier le nombre et la répartition des logements, les aménagements intérieurs avec travaux structurels, le volume et la façade, aménager des terrasses et installer trois pompes à chaleur (26 m away · Octroyé · 2025-10-31)
- Exploitation d'un atelier de réparation et d'entretien de véhicules (31 m away · · 2024-04-18)
- modifier la répartition des logements, les aménagements intérieurs avec travaux structurels et le volume et aménager une cour anglaise (192) (52 m away · Octroyé · 2025-07-19)
- diviser une maison unifamiliale en 3 logements, modifier les aménagements intérieurs avec travaux structurels, le volume, la façade et aménager des terrasses et la zone de cours et jardin (192) (67 m away · Octroyé · 2025-05-27)

Permis d'urbanisme (urban.brussels) · retrieved Oct 27, 2026
https://openpermits.brussels/fr/enquetes_publiques

No railway within 1 km.
Railway tracks and level crossings (Infrabel) · retrieved Oct 27, 2026
https://opendata.infrabel.be/

No major road, rail or tram works found in OpenStreetMap within 500 m.
Major works under construction or proposed (OpenStreetMap contributors) · retrieved Oct 29, 2026
https://www.openstreetmap.org/copyright

Area hazards

No issues found

Shown for information: this topic doesn't count in the score for now.

Not in the zone of any Seveso site (major-accident hazard).
Consultatiezones van Seveso-inrichtingen in Vlaanderen (tot in Brussel) (Departement Omgeving) · retrieved Oct 27, 2026
https://omgeving.vlaanderen.be/nl/seveso-inrichtingen

No high-voltage line (70 kV or more) within 150 m.
High-voltage lines (OpenStreetMap contributors) · retrieved Oct 29, 2026
https://www.openstreetmap.org/copyright

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Radon class 0: few homes in this municipality exceed the reference level.
Saint-Gilles: class set by the FANC (2022). Each winter its Action Radon campaign offers low-cost tests.
Radon classes (AFCN / FANC) · retrieved Oct 29, 2026
https://afcn.fgov.be/fr/dossiers/radon-et-radioactivite-dans-votre-habitation/radon/zones-risque-en-belgique

Not in the zone of any Seveso site (major-accident hazard).
Établissements Seveso en Région de Bruxelles-Capitale (Bruxelles Environnement) · retrieved Oct 29, 2026
https://environnement.brussels/pro/reglementation-et-inspection/obligations-et-autorisations/reglementations-europeennes-ied-seveso-e-prtr-appliquees-en-region-de-bruxelles-capitale

Large industrial sites within 3 km, none within 1 km.
None within 1 km, 2 within 3 km.

- ABATTOIR SA · 2,890 m · Food and drink
- VIANGRO SA · 2,923 m · Food and drink

Sites reporting to the EU's industrial emissions registry (E-PRTR, IED): straight-line distances; what they release is reported by the operators each year.
Industrial Reporting (E-PRTR, IED), ver. 15 (European Environment Agency) · retrieved Oct 9, 2026
https://doi.org/10.2909/9f373400-35b7-4978-9a34-a3cf839e053f
Data: ver. 15 (2025-12-16) · Licence: CC BY 4.0

The ground here is stable, measured by satellite.
-1.2 mm a year (stable), from 7 measurement points within 100 m; the area within 1 km: -1.2 mm a year.
Movement since 2020, by year: 2020: -0.2 mm, 2021: -1.2 mm, 2022: -2.4 mm, 2023: -3.8 mm, 2024: -5.3 mm
Satellite radar (Copernicus EGMS) measures how the ground and buildings move, a few millimetres a year at most in most places; a home moving more than its surroundings is worth a look at its walls and foundations.
European Ground Motion Service, Ortho vertical (Copernicus Land Monitoring Service) · retrieved Oct 29, 2026
https://land.copernicus.eu/en/products/european-ground-motion-service/egms-ortho
Data: 2020-2024 · Licence: Copernicus data policy (free, full and open)
Old mines, landslides and rockfall aren't checked in Brussels: there's no regional map.

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Area hazards

Seveso consultation zone Seveso site, upper tier Seveso site, lower tier

Seveso zones and sites (in Flanders also the zones reaching Brussels); in Wallonia also old mines, quarries, karst and rockfall.

Location and amenities

No issues found

Public transport: frequent (4,390 departures on a weekday from stops within 800 m).

Schools within 2,000 m: nursery, primary and secondary.

The level is the average of public transport and schools, rounded up. It’s about convenience, not risk, so it never raises a red flag.

Saint-Gilles adds 6.3% to its residents’ income tax (Belgian average: 7.55%).

For 2025’s income (assessment year 2026) · FPS Finance · retrieved Oct 17, 2026

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The neighbourhood

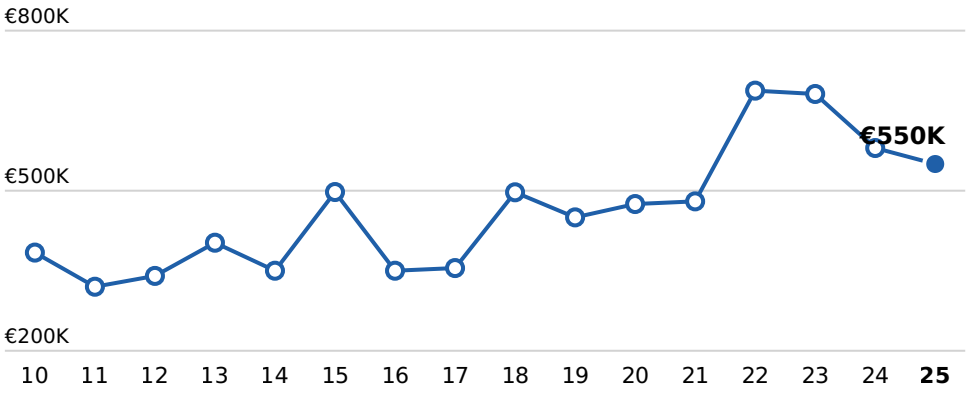
Context around the address. It isn't part of the score.

Walks are measured on the street network (OpenStreetMap's paths and streets) at 4.8 km/h; distances marked "about" without minutes are straight lines plus a detour.

Sale prices nearby

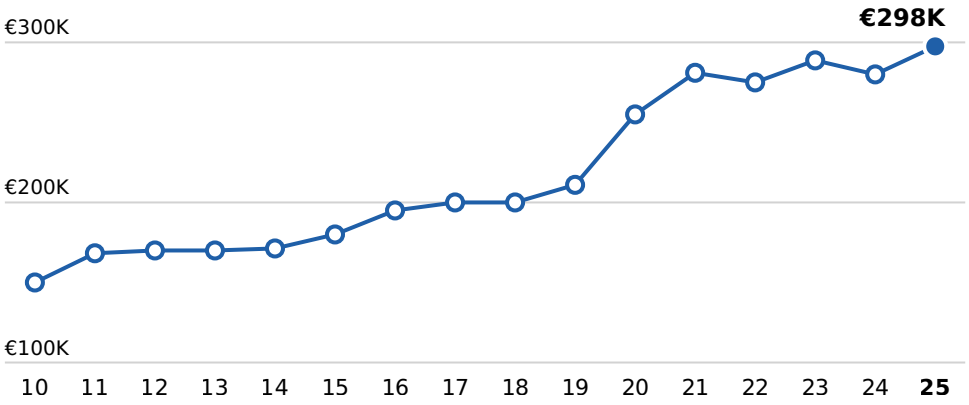
Houses

In Saint-Gilles (too few sales in the neighbourhood itself), the median sale price of a house was €550,000 in 2025 (34 sales).
Half of the sales were between €370,000 and €785,000.
Up 16% since 2020.



Apartments

In Saint-Gilles (too few sales in the neighbourhood itself), the median sale price of an apartment was €297,500 in 2025 (390 sales).
Half of the sales were between €210,000 and €415,000.
Up 17% since 2020.



House prices in Brussels: up 3% over a year (Q2 2026, Statbel house price index).
These are prices of sales in the area, not of this home. Belgium doesn't publish the sale price of individual homes.

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Public transport

Frequent public transport: 4,390 departures on a weekday from stops within 800 m.

- STIB **JANSON** STIB/MIVB, bus, tram · 230 m · 415 departures on a weekday · 3 min walk · lines 54, 92
- STIB **TRINITE** STIB/MIVB, bus, tram · 280 m · 709 departures on a weekday · 4 min walk · lines 54, 81, 96
- STIB **MA CAMPAGNE** STIB/MIVB, bus, tram · 280 m · 860 departures on a weekday · 4 min walk · lines 54, 92, 96
- TEC **SAINT-GILLES Ma Campagne** TEC, bus · 360 m · 133 departures on a weekday · 4 min walk · lines 123, 365a, W
- De Lijn **Sint-Gillis Ma Campagne** De Lijn, bus · 360 m · 128 departures on a weekday · 5 min walk · lines R36
- STIB **MORIS** STIB/MIVB, bus · 460 m · 324 departures on a weekday · 6 min walk · lines 96
- SNCB Nearest train station: Germoir, about 2,050 m (97 departures on a weekday) · 26 min walk.

Schools

Nursery

- **Institut Saint Jean-Baptiste de la Salle fondamental** French-speaking · about 290 m · 4 min walk
- **Centre scolaire de Ma Campagne - Fondamental libre** French-speaking · about 380 m · 5 min walk
- **Groupe scolaire de Ten Bosch** French-speaking · about 630 m · 8 min walk

Primary

- **Institut Saint Jean-Baptiste de la Salle fondamental** French-speaking · about 290 m · 4 min walk
- **Ecole primaire libre - Institut Saint-Jean-Baptiste de la Salle** French-speaking · about 320 m · 4 min walk
- **Centre scolaire de Ma Campagne - Fondamental libre** French-speaking · about 380 m · 5 min walk

Secondary

- **INSTITUT SAINT-JEAN-BAPTISTE DE LA SALLE** French-speaking · about 260 m · 3 min walk
- **CENTRE SCOLAIRE DE MA CAMPAGNE** French-speaking · about 380 m · 5 min walk
- **CENTRE SCOLAIRE DE MA CAMPAGNE** French-speaking · about 470 m · 6 min walk

Dutch-speaking schools come from OpenStreetMap: community data, which may be incomplete. Schools whose level isn't recorded there are left out.

Mainstream schools only. Whether a school has places isn't published.

Parks and green spaces

6 public green spaces within a 1,000 m walk.

- **Place Louis Morichar - Louis Moricharplein** Park · 1 ha · about 630 m · 8 min walk
- **Parc Régional Abbé Froidure - Gewestelijk Park Abt Froidure** Park · 0.4 ha · about 750 m · 9 min walk
- **Parc Pierre Paulus - Pierre Pauluspark** Park · 1.2 ha · about 800 m · 10 min walk

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From OpenStreetMap: parks, public gardens, woods and nature reserves open to the public. Named parks and gardens count from 0.2 ha, woods and unnamed spaces from 1 ha. Distances are to their nearest edge.

EV charging

15 charging stations within 500 m: 24 charging points, up to 22 kW

- **EnergyDrive** about 150 m · 2 min walk
- **TotalEnergies** about 320 m · 4 min walk
- **TotalEnergies** 2 charging points · about 330 m · 4 min walk
- **TotalEnergies** 2 charging points · about 390 m · 5 min walk
- **EnergyDrive** 2 charging points · about 400 m · 5 min walk

From OpenStreetMap, which doesn't list every station. Check the operators' apps before relying on one.

Food shops

35 food shops within 800 m on foot. Nearest supermarket: about 240 m (Louis Delhaize) · 3 min walk.

- **Grain** Bakery · about 190 m · 2 min walk
- **Trinity Alimentation** Grocer · about 270 m · 3 min walk
- **Carrefour express** Grocer · about 300 m · 4 min walk

From OpenStreetMap: supermarkets, small grocers and bakeries. It doesn't list every shop.

Pharmacy

Nearest pharmacy: about 240 m, RUE DEFACQZ 154, 1060 Saint-Gilles · 3 min walk.

Cycling

Cycle-network junction 32: about 970 m · 12 min walk.

From OpenStreetMap: the numbered cycle network (knooppunten / points-nœuds) and the EuroVelo and national routes.

Hospitals

- **CHU Saint-Pierre - UMC Sint-Pieter** 1.3 km away · 20 min walk · emergency department
- **Hôpital Molière-Longchamp - Ziekenhuis Molière-Longchamp** 1.3 km away · 20 min walk · emergency department

General hospitals as mapped in OpenStreetMap, straight-line distance. Whether a campus has an emergency department comes from the map too: check with the hospital.

Low-emission zone

In a low-emission zone: LEZ Brussels.

Since Jan 1, 2026: cars need at least Euro 6 (diesel) or Euro 3 (petrol).

Fines since Jul 1, 2026.

No later stage has been published.

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Rules for passenger cars, from the official page; other vehicles have their own. Shown for information, not part of the score. Official page

Internet

Fibre available: 2 networks (DIGI, Proximus). Fastest fixed connection: up to 10 Gbit/s (fibre).

- **Fibre** up to 10 Gbit/s · Proximus, Cybernet, Edpnet, Fastfiber, Mobile Vikings, Scarlet, Yoin
- **Cable** up to 2.5 Gbit/s · Voo, Orange, Base, Hey!

Coverage the operators declare to the BIPT: fibre at the address (2026 Q4), cable and copper for the statistical sector. Mobile coverage: the BIPT's map

Data: FAGG / AFMPS (Sep 30, 2026) · De Lijn (Sep 29, 2026) · NMBS/SNCB (Sep 29, 2026) · STIB-MIVB (Sep 29, 2026) · TEC (Sep 29, 2026) · Stad Gent; Bruxelles Environnement (Oct 9, 2026) · Departement Omgeving, Mobiscore per ha (Mar 13, 2026) · © OpenStreetMap contributors (ODbL 1.0, Oct 25, 2026) · © OpenStreetMap contributors (Geofabrik extract) (ODbL 1.0, Oct 10, 2026) · Fédération Wallonie-Bruxelles (CC BY 4.0, Sep 26, 2026) · Bruxelles Environnement · Statbel (CC BY 4.0, Apr 1, 2026) · BIPT

Documents the seller must provide

For a sale at this address. Ask for them early: they tell you a lot before you make an offer.

Energy certificate (EPB certificate) — Required

The building's energy score. The seller needs it as soon as the home is advertised.

Soil certificate — Required

Whether the land is known for pollution, from the regional soil authority.

Urban-planning information — Required

What the municipality knows: zoning, permits and any planning offences. The notary requests it.

Electrical inspection report — Required

An approved body's inspection of the electrical installation. Defects found must be fixed within a deadline.

Post-intervention file — Depends

Required if built after 2001.

The plans and materials of works done by contractors, for safe works later.

Information from the syndic — Not required

Not an apartment.

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Heating oil tank inspection Depends

Required if there's a heating oil tank above ground of more than 3,000 litres, or underground.

A recent inspection certificate for the tank.

Rules checked on October 3, 2026 against the notaries' model sale agreements and the regional authorities. Your notary confirms what applies to this sale. Sources: notaire.be

Questions to ask

The seller

- Has the property ever flooded or had water in the cellar? When, and what was repaired?
- Is the building insured against flooding, and has a claim ever been made?
- Were all extensions and conversions done with the required permits?
- What were the actual energy bills over the last twelve months?

The estate agent

- The home is in a low-emission zone. Which cars can park here or in the garage, and are there residents' passes or exemptions?

The notary

- Are all the works on the property covered by permits? Is any planning offence recorded, or a regularisation under way?
- Are there easements on the plot, such as a right of way, a shared wall or the neighbours' pipes?
- The building is protected heritage. Which works need a heritage permit, and are there grants?
- Which renovation obligation applies after the purchase, and by when must it be done?
- Which projects near this address are planned or permitted (see the permits in the report), and how do they affect the property?
- Which extra rules apply to façades and works in this zone of cultural or historic value?

During the visit

What to look at with your own eyes. Tick as you go.

In every house

- ☐ Damp: stains, mould or a musty smell, especially in the cellar and at the foot of the walls.
- ☐ The roof and gutters from outside; in the attic, leaks, daylight through the roof and the insulation.

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- ☐ Cracks in walls and ceilings, and doors or windows that stick.
- ☐ The windows: single or double glazing, and the state of the frames.
- ☐ The heating: the boiler’s type and age, and its latest maintenance certificate.
- ☐ The electrical panel: fuses or circuit breakers, and a residual-current switch.
- ☐ The water: the pressure at a tap upstairs, and how quickly a sink drains.

For this building

- ☐ **If built before 1946:** Wooden beams and floors (rot, woodworm), the foundations and rising damp.
- ☐ **If built before 1971:** Lead water pipes: grey, soft pipes, often near the water meter.
- ☐ **If built before 1981:** An electrical installation older than today’s rules (AREI/RGIE): cloth-covered wires, no earthing, old fuses.
- ☐ **If built before 2001:** Materials that may contain asbestos: fibre-cement roofing and slates, pipe lagging, old floor tiles. Don’t touch them.

Because of what the report found

- ☐ Water marks, a pump or a non-return valve, and how high the ground floor is compared with the street.
- ☐ Heat on a warm afternoon: sun on the façade and the bedrooms, shade, and ways to cool.
- ☐ The original elements you’d have to keep: façade, joinery, interior features.
- ☐ What would need doing for the energy: roof insulation, glazing, heating. Note it for the renovation estimate.

Sources and licences

BeSt Address BeSt Address, FPS BOSA · Open data (terms to confirm)

Flood hazard map 2019 © Bruxelles Environnement / Leefmilieu Brussel · CC-BY

Inventaire de l'état du sol © Bruxelles Environnement / Leefmilieu Brussel · CC-BY

Permis d'urbanisme urban.brussels · Open data (terms to confirm)

Patrimoine protégé et inventaire urban.brussels · Open data (terms to confirm)

Plan régional d'affectation du sol (PRAS) perspective.brussels / urban.brussels · Open data (terms to confirm)

Cartes de bruit 2021 - routes © Bruxelles Environnement / Leefmilieu Brussel · CC-BY 4.0

Cartes de bruit 2021 - rail © Bruxelles Environnement / Leefmilieu Brussel · CC-BY 4.0

Cartes de bruit 2021 - avions © Bruxelles Environnement / Leefmilieu Brussel · CC-BY 4.0

UrbIS Ortho UrbIS Ortho, Paradigm · CC0 1.0

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Consultatiezones van Seveso-inrichtingen in Vlaanderen (tot in Brussel) Departement Omgeving, Vlaamse overheid · Open data

High-voltage lines © OpenStreetMap contributors · Open data

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