

Rue Américaine 25, 1060 Saint-Gilles

Report made on October 16, 2026 at 9:41 AM · Data from October 9, 2026



Aerial photo: UrbIS Ortho, Paradigm

71 out of 100

Based on 87% of the checks (by weight).
The score is a reading aid, not advice.

🌊 Flood



🏠 Soil



⚡ Energy



🏠 Zoning and heritage



🔊 Noise and air



📄 Surroundings and permits



🚶 Location and amenities



📍 The parcel

REGION

Brussels

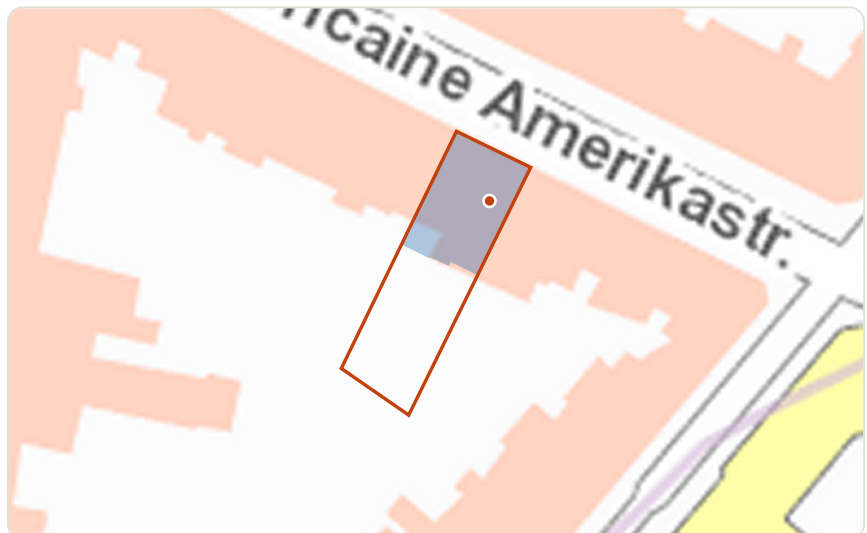
CADASTRAL PARCEL

21013B0357/00P011

📄 Parcel

🏠 Building

● Address point



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Buildings on the plot

One building on the parcel.

- **Main building** 231 m² footprint

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 9, 2026



The house is level with the ground around it.

About 78.5 m above sea level · gentle slope (1.2%)

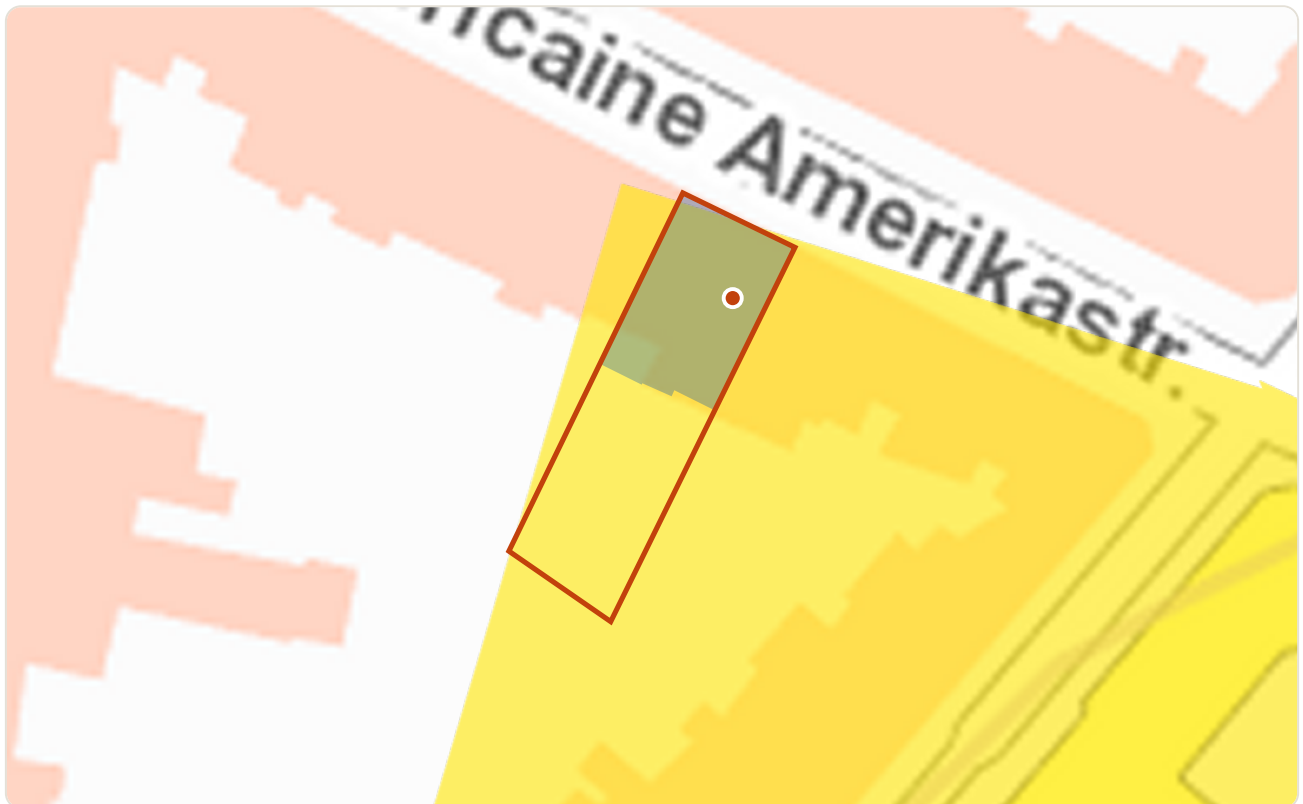
From the region's lidar terrain model (the ground without buildings or trees). For information: not part of the score.

UrbIS digital terrain model (Paradigm) · retrieved Oct 9, 2026



No mapped flood reaches the house.

Flood hazard maps: water depth (fluvial, T10, T100 and extreme) (Brussels Environment) · retrieved Oct 16, 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.



The parcel isn't in the soil register.

Inventaire de l'état du sol (Brussels Environment) · retrieved Oct 9, 2026



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 · 83 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 16, 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)

An estimated energy range counts at half weight.



What solar panels would produce here.

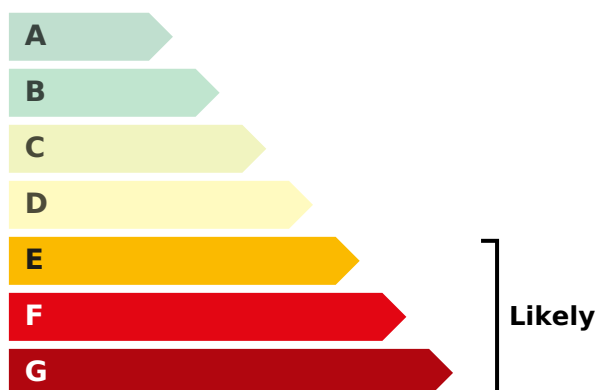
About 1,038 kWh a year per kWp of panels, facing 3 degrees from south at a 39° tilt: a typical 4 kWp roof would make about 4,150 kWh a year.

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 9, 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.

Rules checked on October 3, 2026. Source: environnement.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 9, 2026

<https://perspective.brussels/fr/outils-de-planification/pras/les-prescriptions-litterales-legales-du-pras/b-prescriptions-particulieres-relatives-aux-zones-dhabitat>



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 9, 2026

<https://monument.heritage.brussels/>



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 9, 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 10, 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>



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 9, 2026

<https://environnement.brussels/citoyen/documentation-et-outils/cartes/exposition-la-pollution-sonore-consulter-nos-cartes>



Rail noise: below 45 dB.

Strategic noise map, 2021 edition.

Cartes de bruit 2021 - rail (Brussels Environment) · retrieved Oct 9, 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 9, 2026

<https://environnement.brussels/citoyen/documentation-et-outils/cartes/exposition-la-pollution-sonore-consulter-nos-cartes>



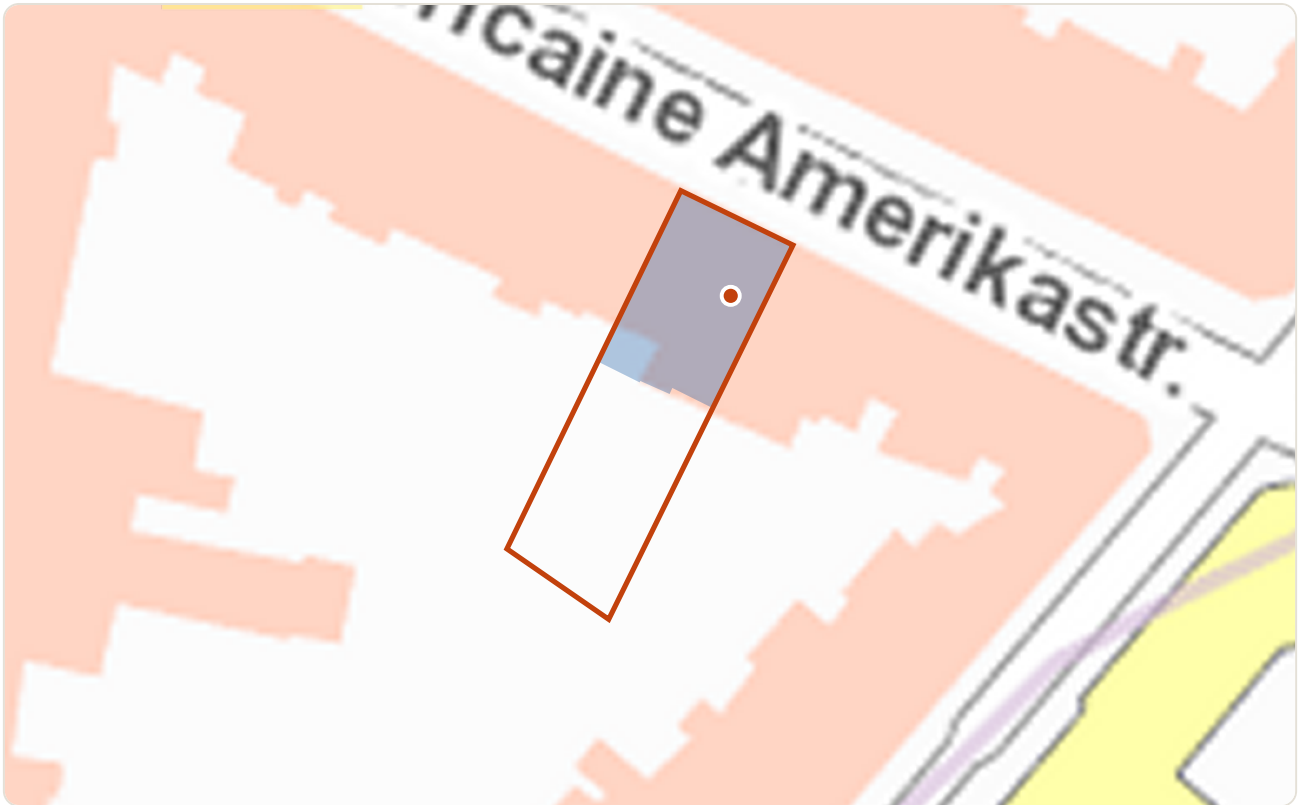
Air quality within the EU limits that apply from 2030.

NO₂ 17.8 µg/m³ · PM_{2.5} 7.9 µg/m³ · black carbon 0.45 µg/m³ (2024)

Yearly averages for the street, modelled by IRCEL-CELINE. EU limits from 2030: NO₂ 20, PM_{2.5} 10 µg/m³ (today 40 and 25); WHO guidelines: NO₂ 10, PM_{2.5} 5.

Concentrations moyennes annuelles (ATMO-Street) (IRCEL-CELINE) · retrieved Oct 9, 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.

✓ Surroundings and permits

Unknown

Some sources for this category are unknown, so it doesn't count in the score.



Not available for this region yet.

Permis d'urbanisme (urban.brussels) · retrieved Oct 16, 2026

https://openpermits.brussels/fr/enquetes_publicques



No major road, rail or tram works found in OpenStreetMap within 500 m.

Major works under construction or proposed (OpenStreetMap contributors) · retrieved Oct 16, 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 9, 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 16, 2026

<https://www.openstreetmap.org/copyright>



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 16, 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 16, 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

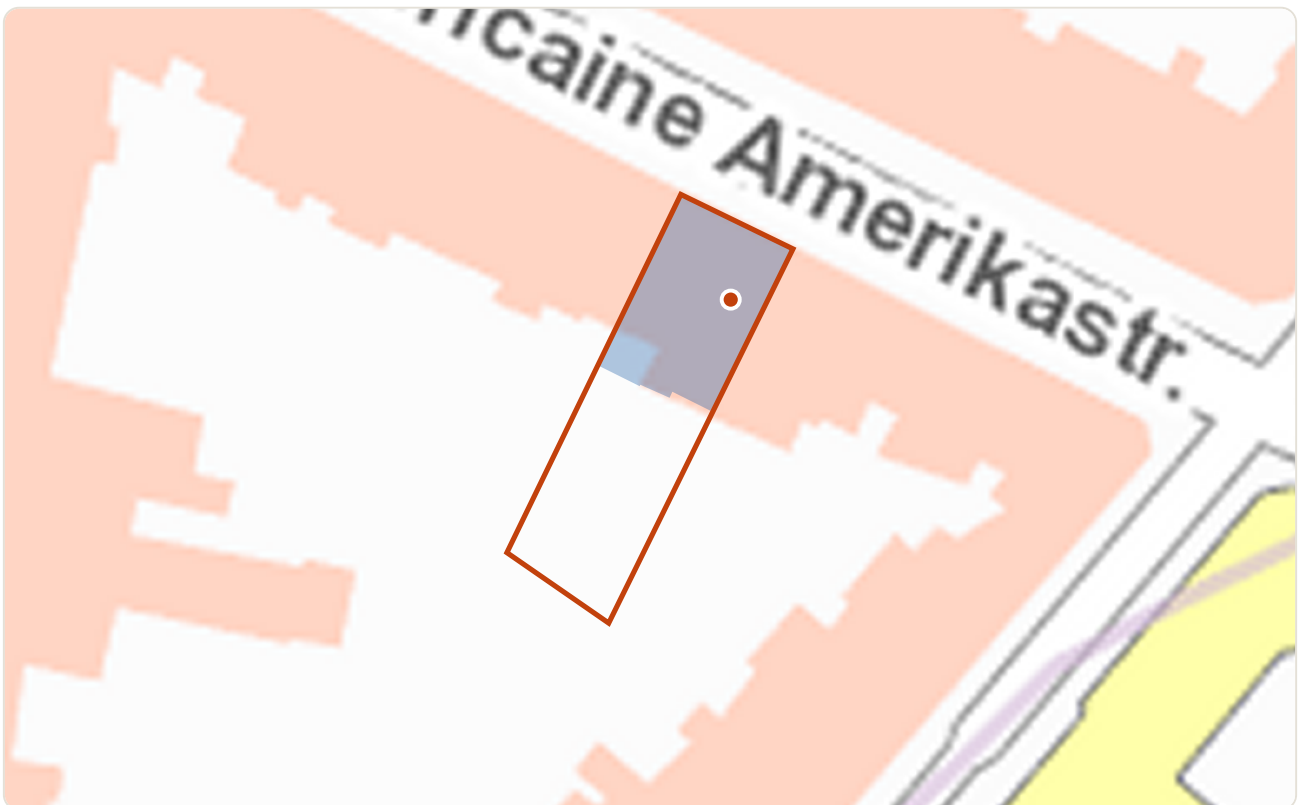
Satellite radar (Copernicus EGMS) measures how the ground and buildings move, a few millimetres a year at most in most places; a home moving more than its surroundings is worth a look at its walls and foundations.

European Ground Motion Service, Ortho vertical (Copernicus Land Monitoring Service) · retrieved Oct 16, 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.

Daily life without a car: The Mobiscore is a Flemish open dataset and isn't published for this region. The public transport and schools nearby are under Location.

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

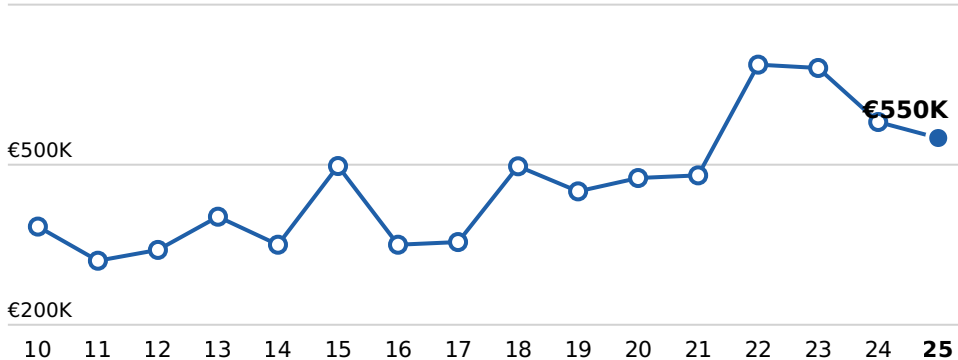
Houses

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.

€800K



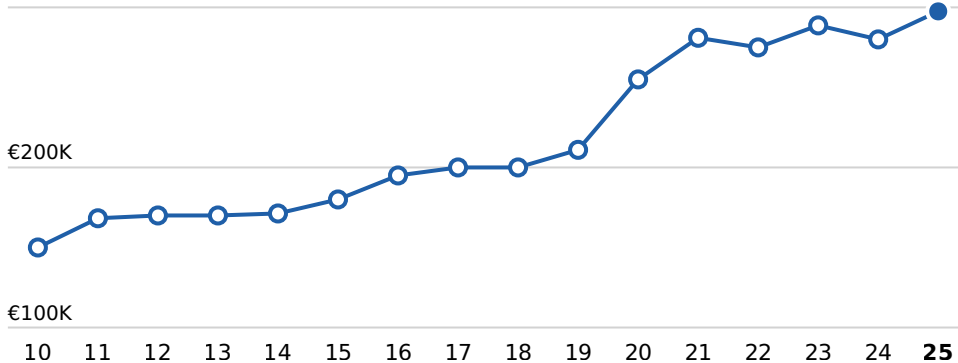
Apartments

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.

€300K



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.

Public transport

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

-  **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: Gerموir, 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

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.

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: 1 network (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 Q3), 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 9, 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.

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?
- Are there planned construction projects or public inquiries in the neighbourhood?

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 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.
 - ☐ 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.
- ☐ 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)

[Cadastral map \(CadGIS\)](#) CadGIS, FPS Finance · Open data (terms to confirm)

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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

[Radon classes](#) AFCN / FANC, règlement technique du 18 janvier 2022 · Open data

[Établissements Seveso en Région de Bruxelles-Capitale](#) Bruxelles Environnement · Open data

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