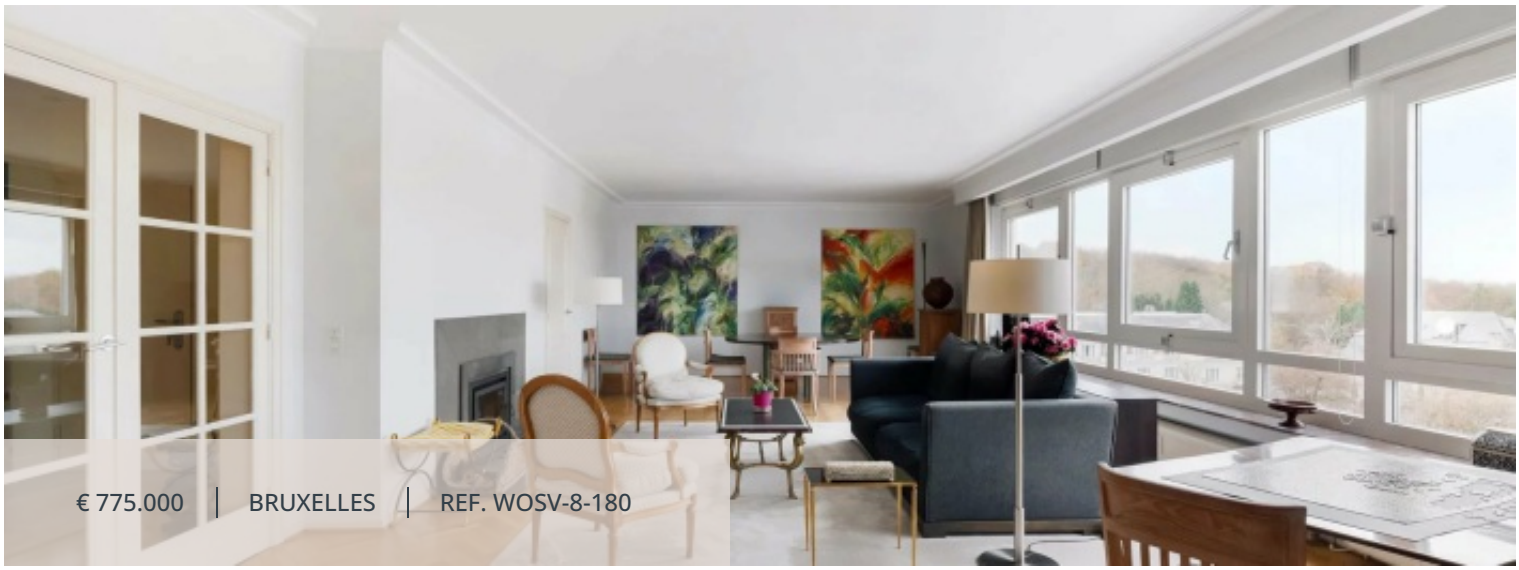
SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



€ 775.000 | BRUXELLES | REF. WOSV-8-180

| LIVING SURFACE | BEDROOMS | BATHROOMS | GARAGES | TERRACE SURFACE |
|---|---|---|---|---|
| 180 m² | 3 | 3 | 1 | 9 m² |

# Spacious 3-bdr apartment located next to the Bois de la Cambre

**1000 Bruxelles**

Brussels: Roosevelt, just a few steps from the Bois de la Cambre, public transport and the ULB, Victoire Junot presents this superb ±180 m² apartment located on the 6th floor of a classic building. Offering an unobstructed view towards the woods, it consists of very spacious reception rooms, a fully equipped kitchen with utility terrace, a night hall, closets, three bedrooms, parquet flooring, built-in wardrobes, access to the 9 m² terrace with open views, a bathroom, and a shower room. Cellar. Garage box. The property will not be available upon signing of the deed. EPC E.

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Bruxelles |
| Price | € 775.000 | Living surface | 180 m² |
| Terrace surface | 9 m² | Heating | Gas |
| Bedrooms | 3 | Bathrooms | 2 |
| Shower rooms | 1 | Garages | 1 |
| Floor | 6 / 8 | Construction year | 1966 |
| Renovation year | 2010 | State | Excellent condition |
| Facades | 2 | Bedroom | 21 m² |
| Bedroom | 16 m² | Bedroom | 12 m² |
| Kitchen | 10 m² | Bathroom | 2 |
| Office | 14 m² | Lavatory | 2 |
| Terrace | 9 m² | Living room/dining area | 49 m² |
| Videophone | | Double glazing | |
| Lift | | Security door | |
| TV distribution | | Bus | |
| Shops | | Primary school | |
| Sport center | | Train station | |
| Highway | | Airport | |
| Town centre | | Secondary school | |
| Metro | | Supermarket | |
| Tram | | Possibility of connecting : Water / Gas / Electricity | |
| PEB | 257 kW/m² | PEB category | E |
| EPC code | 20251120-TEST | | |

## MANDATORY INFO

| | |
|---|---|
| Building permit<br>Not announced | Summons and recovery claim<br>Not announced |
| Urban destination<br>Not announced | Pre-emption right<br>Not announced |
| Subdivision permit<br>Not announced | Flood prone area<br>Not announced |

## FINANCIAL

| Price | Syndicate fees |
| --- | --- |
| € 775.000 | 600 € |

Victoire Junot

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