

€ 1.500 | BRUXELLES | REF. YM-12-120



LIVING SURFACE

120 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

7 m<sup>2</sup>

## Apartment at Bruxelles

**DES SABLES 12B RUE, 1000 Bruxelles**

Presented by Yanis Morsa: 0487 71 46 10 / [yanis.morsa@victoire.be](mailto:yanis.morsa@victoire.be) Victoire Junot presents this magnificent high-standard apartment of approximately 120 m<sup>2</sup>, ideally located in the heart of Brussels, on the first floor of a recent building, in a quiet street just steps from Place des Martyrs. Benefiting from an exceptional location, close to theaters, shops, restaurants, public transport, and all amenities, this apartment is attractive for its neat finishes, spacious volumes, and pleasant terrace. It consists of an entrance hall with wardrobe and guest toilet, a large living room with approximately 50 m<sup>2</sup> of parquet flooring opening onto a terrace of about 8 m<sup>2</sup>, as well as a top-of-the-line open kitchen. The sleeping area includes two bedrooms, a bathroom with bathtub, sink, and toilet, and a shower room. A laundry room and a cellar complete the property. Charges: €125/month for common areas. Parking available at an additional cost of €100/month. Individual gas heating, videophone, alarm, armored door, lighting fixtures, and curtain rods. EPC: D+. Discover at Victoire Junot - [www.victoire.be](http://www.victoire.be) - Phone: 02 375 10 00

## Characteristics

### GENERAL

Type	Apartment	City	Bruxelles
Price	€ 1.500	Living surface	120 m <sup>2</sup>
Terrace surface	7 m <sup>2</sup>	Heating	Gas
Bedrooms	2	Bathrooms	2
Floor	1 / 5	Available	Free
Construction year	2014	State	Excellent condition
Bedroom	12 m <sup>2</sup>	Kitchen	15 m <sup>2</sup>
Bathroom	2	Bathroom	10 m <sup>2</sup>
Terrace	7 m <sup>2</sup>	Living room/dining area	35 m <sup>2</sup>
Hall	10 m <sup>2</sup>	Water softener	
Double glazing		Internet	
Disabled access		Fire alarm system	
Lift		Intercom	
Oven		Microwave oven	
Dishwasher		Hob	
Refrigerator		Airport	
Highway		Bus	
Town centre		Movies	
Shops		Nursery	
Secondary school		Day care	
Train station		Hospital/clinic	
Doctor		Metro	
Park		Public parking	
Supermarket		Taxi	
University		PEB	148 kW/m <sup>2</sup>
PEB category	C		

### MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced


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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area  
Not announced

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## FINANCIAL

Price  
€ 1.500

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Expenses  
125 €

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