Victoire Junot

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



€ 450.000 | BRUXELLES | REF. UCAT-134-115

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
115 m²	2	1	2.5 m²

Charming duplex in the heart of Brussels

1000 Bruxelles

Victoire Junot is pleased to present this exclusive listing: a bright, contemporary duplex (built in 2006) located in the city center. On the 4th floor, you'll find an entryway, a beautiful, light-filled living room of ±39 m², a separate kitchen with access to the balcony, and a guest restroom. On the 5th floor: a hallway leading to the bedrooms, 2 beautiful and comfortable bedrooms, 1 bathroom, and 1 separate half-bath. A storage unit and a parking space round out this attractive property. A rare find combining modern comfort and city living. Energy Performance Certificate (PEB) C-

Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 450.000	Living surface	115 m²
Terrace surface	2.5 m²	Heating	Gas
Bedrooms	2	Bathrooms	1
Floor	4 / 5	Construction year	2005
Renovation year	2013	State	Good condition
Facades	2	Bedroom	19 m²
Bedroom	13 m²	Lavatory	2
Terrace	2.5 m²	Living room/dining area	39 m²
Equipped kitchen	13 m²	Intercom	
Double glazing		Lift	
Disabled access		Bus	
Shops		Primary school	
Sport center		Town centre	
Movies		Nursery	
Secondary school		Day care	
Hospital/clinic		Doctor	
Metro		Supermarket	
Taxi		Tram	
Possibility of connecting : Water / Gas / Electricity		PEB	149 kW/m²
		PEB category	C
EPC code	20240122-0000667919-01-3		

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Zone d'habitat (résidentiel, urbain ou rural)	Pre-emption right Not announced
Subdivision permit Subdivision permit	Flood prone area Potential flood zone

FINANCIAL

Price
€ 450.000

Syndicate fees
175 €

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