



LIVING SURFACE

220 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3

## Flat at Etterbeek

 **1040**  
**Etterbeek**


MONTGOMERY - magnificent new ground-floor duplex with a floor area of +/- 220 m<sup>2</sup>. The apartment comprises a beautiful 42.50 m<sup>2</sup> living room, super-equipped open-plan kitchen with access to the large terrace, entrance hall with checkroom and guest toilet, night hall with built-in closets, 3 luminous bedrooms (19 - 14 - 13.50 m<sup>2</sup>) including the master bedroom with private dressing room, bathroom and access to the beautiful garden, two shower rooms and laundry room. Parquet flooring - Cellar - Bike room. Must see!  
More information: [www.victoire.be](http://www.victoire.be) / 02 375 10 10

## Characteristics

### GENERAL

Type	flat	City	Etterbeek
Price	€ 4.100	Living surface	220 m <sup>2</sup>
Bedrooms	3	Bathrooms	1
Shower rooms	2	Floors	4
Available	onmiddellijk	State	new
Garden surface	300 m <sup>2</sup>	Facades	2
Kitchen (type)	hyper equipped	Toilets	4
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Cellar	✓
Elevator	✓	Double glass	✓
PEB	172 kW/m <sup>2</sup>	PEB category	D

### MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area

### FINANCIAL

Tenant charges	250 €	Rental deposit	2 months
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