



€ 605.000 | RIXENSART | REF. 6236385



TERRACE SURFACE

 8 m<sup>2</sup>


LIVING SURFACE

 174 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3



GARAGES

1

## 3-bedroom apartment of 174 sqm with garage

### 1330 Rixensart

Exclusive @ Victoire: 3-bedroom apartment-duplex of approximately 174 sqm (according to PEB) located in Rixensart, in a small residence of only 4 apartments built in 2012.

Layout: entrance hall of ± 10.43 sqm with cloakroom and guest toilet, large living space of ± 50.36 sqm consisting of living/dining room and fully equipped open kitchen with access to the covered terrace of ± 8.5 sqm (S-oriented) with beautiful view of the garden.

Furthermore, on this level there is a master bedroom of ± 20.74 sqm with dressing and bathroom (bath, shower and toilet) and laundry room. On the second level: night hall of ± 8.97 sqm with access to 2 bedrooms of ± 15.1 sqm and 16 sqm each with private bathroom.

Communal garden.

At basement level: garage box and outdoor parking space (mandatory purchase for 45,000 euros), cellar.

The apartment has a security door, videophone and an alarm system.

Individual gas heating, ventilation system D, PEB B and electrical installation in accordance with.


Well worth a visit!

## Characteristics

### GENERAL

Type	flat	City	Rixensart
Price	€ 605.000	Living surface	174 m <sup>2</sup>
Terrace surface	8 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Shower rooms	1
Garages	1	Parkings	1
Floors	2	Available	vanaf akte
Construction year	2012	State	very good state
Facades	3	Kitchen (type)	US hyper equipped
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	quiet	Neighborhood	woods
Cellar	✓	Elevator	✓
Double glass	✓	PEB	107 kW/m <sup>2</sup>
EPC code	20140610000292	PEB category	B

### MANDATORY INFO

Building permit	No license issued	Summons and recovery claim	No judicial remedial measure or administrative measure imposed
Urban destination	living zone	Pre-emption right	Not announced
Subdivision permit	No sales permit	 Flood prone area	not located in flood area

### FINANCIAL

Tenant charges	267 €
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