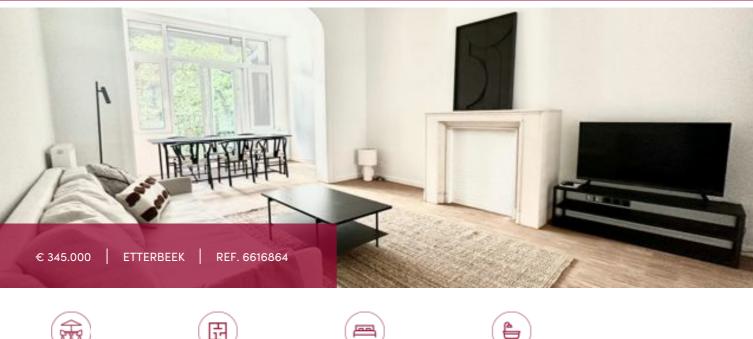
SELL SERVICE

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





TERRACE SURFACE



BEDROOMS

1



Rue des Tongres - Nice 1 bedroom flat + terrace

Rue des Tongres 53, 1040 Etterbeek

Victoire-Junot presents this beautiful 63 sq. m. 1-bedroom duplex apartment with terrace on the 4th and top floor of this small 4-storey building (with a shop on the first floor). The apartment features as follows :

Entrance hall, with checkroom, utility room, shower room and separate toilet, opens onto the living room, which is extended by a small, very pleasant terrace with SOUTH-facing views. The superbly equipped open-plan kitchen and dining room are at the front. The mezzanine bedroom is accessible via a circular staircase.

The finishes are "chic" and well-chosen, and the apartment boasts high ceilings and lots of character.

Treat yourself to a RENOVATED property sold with registration fees (12.5%), ideal as a 1st property or as an investment. It's perfectly located on Rue des Tongres, a much-loved shopping street in this sought-after district of Brussels-Etterbeek, where everything is within walking distance.

The whole neighborhood is packed with useful and pleasant addresses, close to the Parc du Cinquantenaire, museums and the European Quarter, which is within walking distance via the Park.

The apartment is sold RENTED and FURNISHED - PEB C-.



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Characteristics

GENERAL

Туре	flat	City
Price	€ 345.000	Living surface
Terrace surface	4 m ²	Bedrooms
Bathrooms	1	Floor
Floors	4	Furnished
Available	mits inachtneming huurders	Construction year
State	new	Facades
Kitchen (type)	US hyper equipped	Toilets
Laundry room	✓	Heating (type)
		Heating
Neighborhood	central	Neighborhood
Double glass	✓	PEB
		PEB category
EPC code	D	

City	Etterbeek
Living surface	63 m ²
Bedrooms	1
Floor	4
Furnished	~
Construction year	2023
Facades	2
Toilets	1
Heating (type)	individual
Heating	gas
Neighborhood	city Center
PEB	151 kW/m²
PEB category	D

MANDATORY INFO

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

FINANCIAL





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