



€ 1.990 | ELSENE | REF. 6652012



TERRACE SURFACE

15 m<sup>2</sup>

LIVING SURFACE

148 m<sup>2</sup>

BEDROOMS

3



BATHROOMS

2



GARAGES

1

## Flat at Elsene

 **Avenue des Courses 16A, 1050 Elsene**

IXELLES, near ULB and Avenue Franklin Roosevelt, close to shops, public transport, schools and Bois de la Cambre, beautiful 148 m<sup>2</sup> penthouse according to the PEB, comprising a luminous 25 m<sup>2</sup> living room with access to a large 15 m<sup>2</sup> terrace with superb views, a super-equipped kitchen, a 17 m<sup>2</sup> dining room, a laundry room, three beautiful bedrooms including the master bedroom with access to the second 15 m<sup>2</sup> terrace, a bathroom and a shower room.

Cellar and garage box.

Available : 01/05/2025

A must-see!

For further information: [www.victoire.be/02.375.10.10](http://www.victoire.be/02.375.10.10)

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 1.990	Living surface	148 m <sup>2</sup>
Terrace surface	15 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Garages	1
Floor	6	Floors	6
Available	mits inachtneming huurders	Construction year	1969
State	very good state	Facades	2
Kitchen (type)	hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
		Heating	gas
Neighborhood	woods	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	191 kW/m <sup>2</sup>
		PEB category	D
EPC code	20241208-0000698211-01-4		

### MANDATORY INFO

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

### FINANCIAL

Tenant charges	350 €	Rental deposit	2 months
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