

TERRACE SURFACE

5 m<sup>2</sup>



LIVING SURFACE

203 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

1

## Flat at Elsene

 **Avenue Franklin Roosevelt 12, 1050 Elsene**

Victoire - Junot is pleased to present you this superb apartment located on the 7th floor, nestled in the heart of a sought-after neighborhood.

The property comprises an entrance hall, a spacious and bright living room with access to a terrace, a dining room, a fully equipped kitchen, three beautiful bedrooms (18 m<sup>2</sup> – 16 m<sup>2</sup> – 14 m<sup>2</sup>), one of which features built-in wardrobes. It also includes two bathrooms, a laundry room, and a private cellar.

A private garage box is mandatory at €150/month.

Energy performance certificate (PEB): C

Ideally situated close to public transport, local shops, and green spaces.


Discover at Victoire - Junot - [www.victoire.be](http://www.victoire.be) - Tel: 02 375 10 10

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 2.350	Living surface	203 m²
Terrace surface	5 m²	Bedrooms	3
Bathrooms	2	Garages	1
Floor	7	Floors	9
Available	onmiddellijk	State	Very good state
Facades	2	Kitchen (type)	hyper equipped
Office	✓	Toilets	3
		Laundry room	✓
Heating (type)	collective	Heating	boiler
Neighborhood	woods	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	131 kW/m²
		PEB category	C
EPC code	20170615-0000506460-01-0		

### 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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