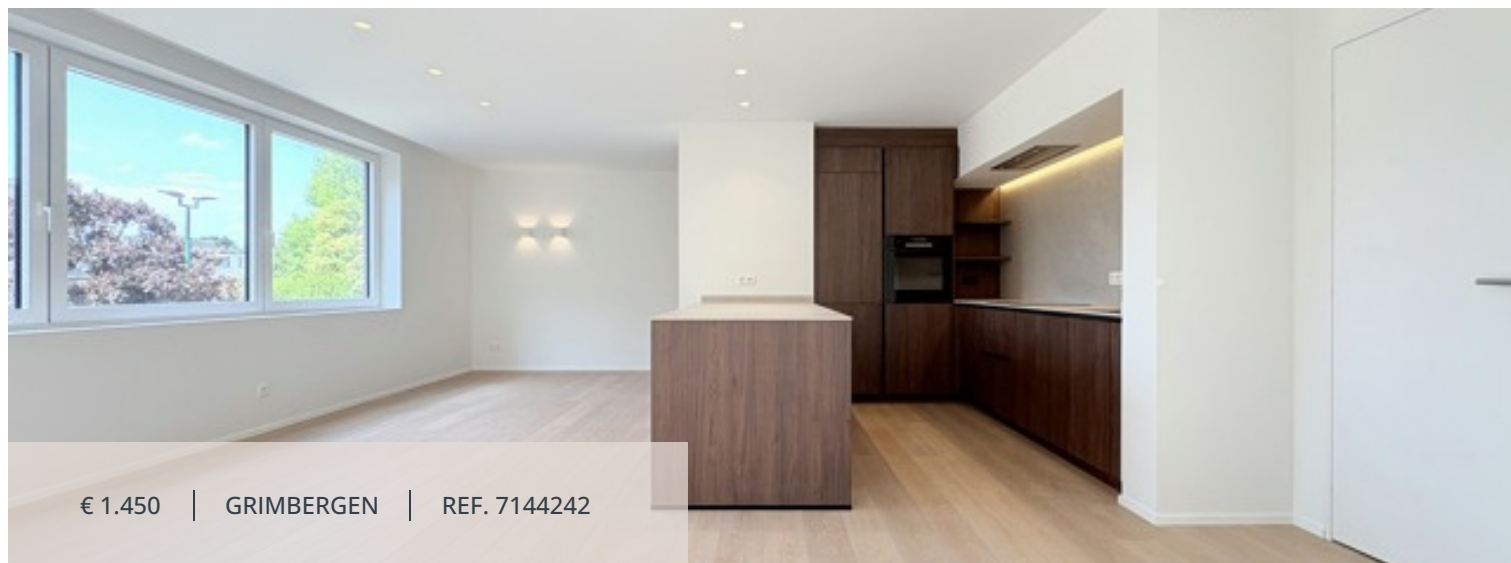




€ 1.450 | GRIMBERGEN | REF. 7144242



TERRACE SURFACE

15 m²



LIVING SURFACE

102 m²



BEDROOMS

2



BATHROOMS

2



GARAGES

1

## Flat at Grimbergen

**Baalhoek 46/1.1, 1853 Grimbergen**

Exclusive Listing – Victoire - Junot presents you this superb new apartment in Strombeek.

With a surface area of 102 m², it is ideally designed for your comfort and well-being. It offers an entrance hall, a bright 40 m² living room, two luminous bedrooms, a shower room, a fully equipped kitchen with a ceramic stone countertop, underfloor heating, a private terrace, and a spacious, non-equipped laundry room. Light fixtures and curtain rails are already installed. An optional parking box is available for €130/month. Monthly common charges: €125.

Available immediately!

To be discovered at Victoire - Junot - [www.victoire.be](http://www.victoire.be) - Tel : 02 375 10 00

## Characteristics

### GENERAL

|                 |                                                                                     |
|-----------------|-------------------------------------------------------------------------------------|
| Type            | flat                                                                                |
| Price           | € 1.450                                                                             |
| Terrace surface | 15 m²                                                                               |
| Bathrooms       | 1                                                                                   |
| Garages         | 1                                                                                   |
| Floors          | 4                                                                                   |
| State           | Renovated                                                                           |
| Kitchen (type)  | hyper equipped                                                                      |
| Laundry room    |    |
| Neighborhood    | quiet                                                                               |
| Elevator        |  |
| PEB             | 73 kW/m²                                                                            |
| EPC code        | 202410070003402585RES2                                                              |

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| City           | Grimbergen                                                                            |
| Living surface | 102 m²                                                                                |
| Bedrooms       | 2                                                                                     |
| Shower rooms   | 1                                                                                     |
| Floor          | 1                                                                                     |
| Available      | onmiddellijk                                                                          |
| Facades        | 3                                                                                     |
| Toilets        | 1                                                                                     |
| Heating (type) | individual                                                                            |
| Heating        | gas                                                                                   |
| Neighborhood   | woods                                                                                 |
| Double glass   |  |
| PEB category   | A                                                                                     |

### MANDATORY INFO

|                    |               |
|--------------------|---------------|
| Building permit    | Not announced |
| Urban destination  | Not announced |
| Subdivision permit | Not announced |

|                                                                                                      |                           |
|------------------------------------------------------------------------------------------------------|---------------------------|
| Summons and recovery claim                                                                           | Not announced             |
| Pre-emption right                                                                                    | Not announced             |
|  Flood prone area | not located in flood area |

### FINANCIAL

|                |       |
|----------------|-------|
| Tenant charges | 125 € |
|----------------|-------|

|                |          |
|----------------|----------|
| Rental deposit | 3 months |
|----------------|----------|

