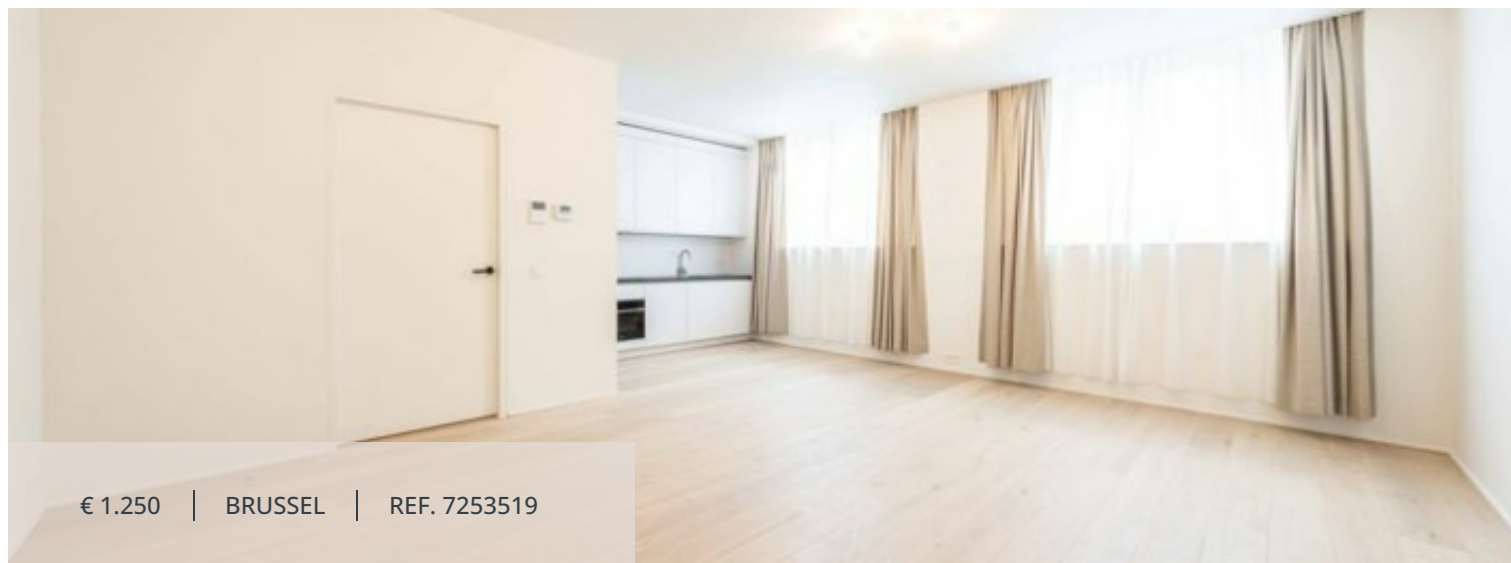




€ 1.250 | BRUSSEL | REF. 7253519



LIVING SURFACE

69 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

## Flat at Brussel

 **Rue Saint-Michel 32/3.2, 1000 Brussel**

Victoire Junot offers you, in the very heart of central Brussels and in immediate proximity to public transport and local shops, this beautiful new 1-bedroom apartment of 69 m<sup>2</sup>, located on the 3rd floor. This apartment offers a lifestyle that is both dynamic and pleasant, and will charm you with its ideal location, in the heart of a sought-after neighbourhood. It comprises a spacious and bright living room, a fully equipped open-plan kitchen, a comfortable bedroom, and a modern shower room. You will also benefit from a communal rooftop terrace, a private cellar, a secure bicycle storage area, and individual gas heating. PEB: B

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

## Characteristics

### GENERAL

|                |                                                                                    |                |                                                                                     |
|----------------|------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------|
| Type           | flat                                                                               | City           | Brussel                                                                             |
| Price          | € 1.250                                                                            | Living surface | 69 m <sup>2</sup>                                                                   |
| Bedrooms       | 1                                                                                  | Shower rooms   | 1                                                                                   |
| Floor          | 3                                                                                  | Floors         | 3                                                                                   |
| Available      | onmiddellijk                                                                       | State          | New                                                                                 |
| Facades        | 2                                                                                  | Kitchen (type) | hyper equipped                                                                      |
| Toilets        | 1                                                                                  | Laundry room   |  |
| Heating (type) | individual                                                                         | Heating        | gas                                                                                 |
| Neighborhood   | central                                                                            | Neighborhood   | city                                                                                |
| Cellar         |   | Elevator       |  |
| Double glass   |  | PEB            | 114 kW/m <sup>2</sup>                                                               |
|                |                                                                                    | PEB category   | C                                                                                   |

### MANDATORY INFO

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

### FINANCIAL

|                         |                            |
|-------------------------|----------------------------|
| Tenant charges<br>175 € | Rental deposit<br>2 months |
|-------------------------|----------------------------|

