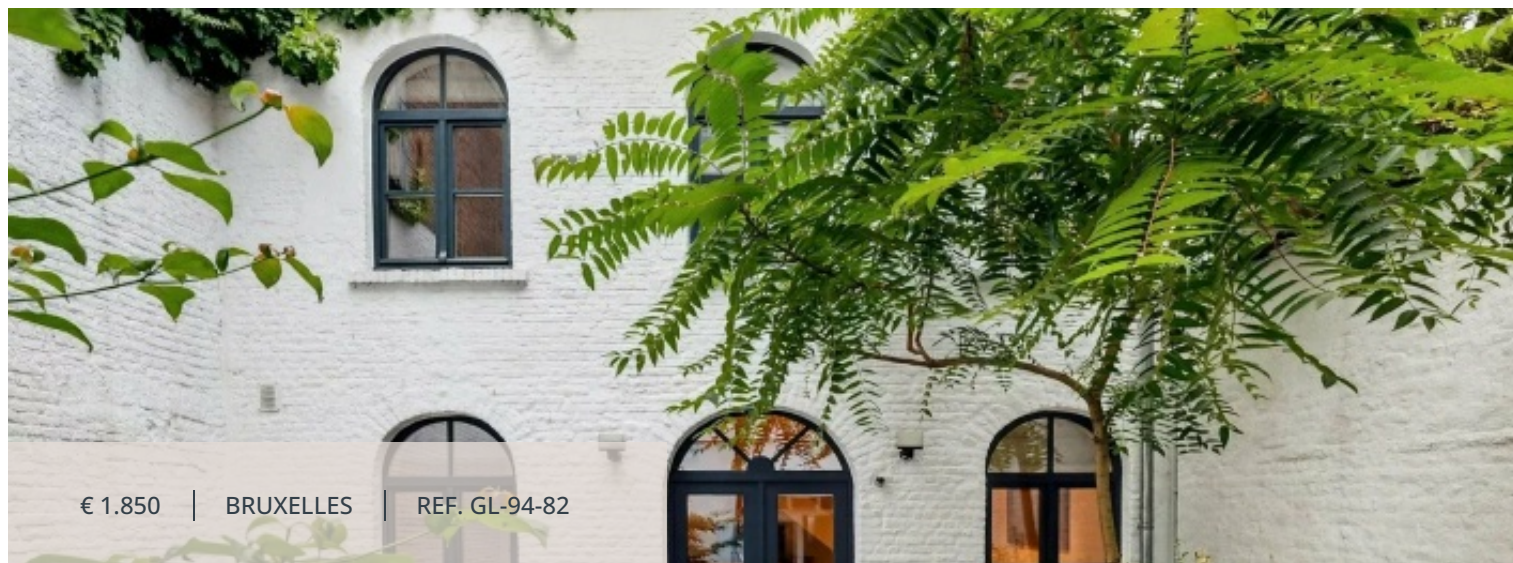




€ 1.850 | BRUXELLES | REF. GL-94-82



LIVING SURFACE

82 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

40 m²

House at Bruxelles

 **DE WATERLOO 94 BOULEVARD, 1000 Bruxelles**

Listed by Guillaume Letellier - 02 777 15 23 - guillaume.letellier@victoire.be Victoire - Junot presents this charming, fully-renovated furnished house, with an area of 82 m² located in the inner part of an island close to the Quartier Louise and the Sablon. Extensively renovated in 2018, this house combines modern comfort with a warm atmosphere. On the ground floor, you'll discover a bright living room with parquet flooring, a super-equipped open-plan kitchen with breakfast area, all opening onto a pleasant courtyard and south-facing garden. Upstairs: a lovely 14 m² bedroom with wooden floor, a 6 m² study or small bedroom, and a bathroom with laundry area, bath and WC. Benefits include an individual gas-fired boiler, basement cellar, secure access and a peaceful living environment within easy reach of shops, public transport, the TGV and the ring road. PEB D. Available immediately. To be discovered at Victoire - Junot - www.victoire.be - Tel : 02 375 10 00

Characteristics

GENERAL

Type	House	City	Bruxelles
Price	€ 1.850	Living surface	82 m²
Terrace surface	40 m²	Heating	Gas
Bedrooms	2	Bathrooms	1
Shower rooms	1	Floors	1
Available	Free	Construction year	1945
Renovation year	2017	State	Excellent condition
Facades	2	Bedroom	14 m²
Bedroom	7 m²	Terrace	40 m²
Living room/dining area	22 m²	Land	83 m²
Equipped kitchen	10 m²	Intercom	
Double glazing		Internet	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		PEB	180 kW/m²
PEB category	D	EPC code	20180926-000535911-01-6

MANDATORY INFO

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

FINANCIAL

Price € 1.850	Deposit 3700 €
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