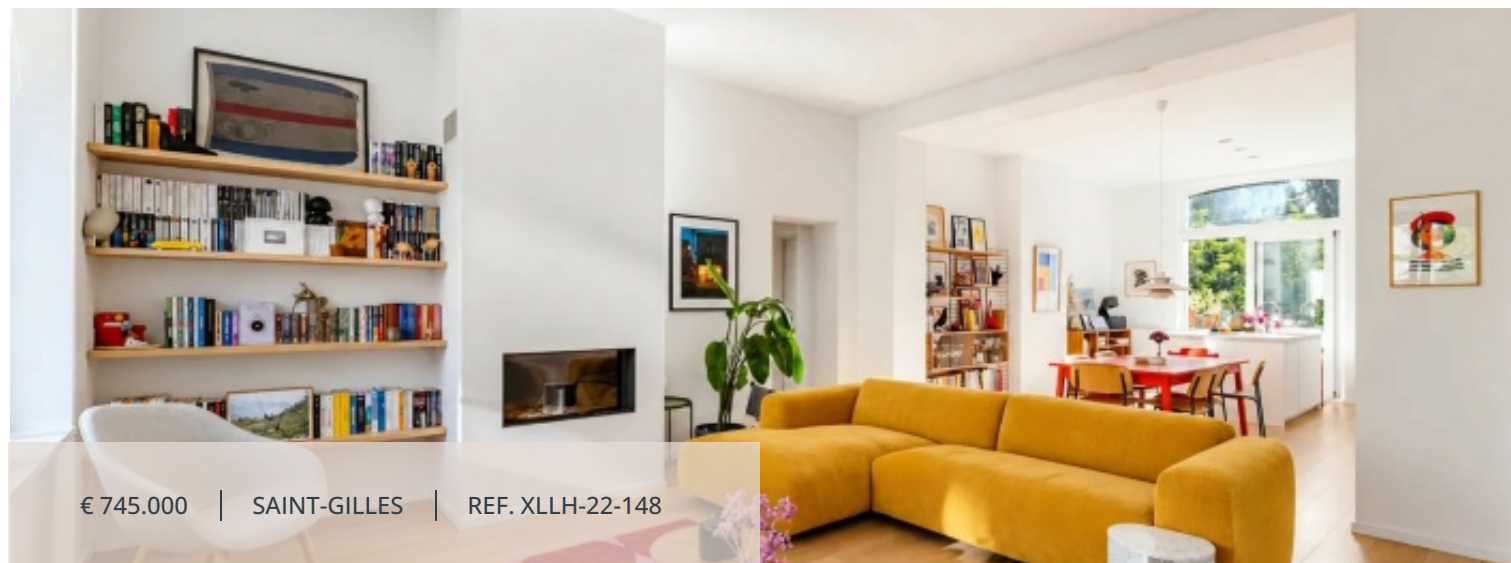




€ 745.000 | SAINT-GILLES | REF. XLLH-22-148



LIVING SURFACE

148 m²



BEDROOMS

2



BATHROOMS

1



TERRACE SURFACE

15 m²

Brugmann/Merjay neighborhood - Superb apartment with terrace

 **1060 Saint-Gilles**

Exclusive. Victoire-Junot offers you this superb renovated apartment of ± 148 m² gross located on the 2nd floor of a small co-ownership in the Merjay – Brugmann neighborhood. Bathed in light and offering a pleasant open view of greenery, the apartment consists of: entrance hall with storage space and guest toilet, spacious living room with open fireplace, bright fully equipped kitchen with central island as well as an office. A lovely terrace of ± 15 m² that pleasantly extends the living space overlooking the greenery and the communal garden. The night area consists of a comfortable master bedroom with custom storage and its adjoining bathroom, a second bedroom with built-in closets, as well as a laundry room with the possibility of converting it into a second water room. Cellar, new gas boiler, armored door, communal garden, parking possibility, bike space, low charges. EPC C-. In close proximity to shops, schools, and transportation, this elegant apartment will seduce you with its sought-after location, the quality of its renovation, and its beautiful ceiling heights. A real favorite to discover without delay!

Characteristics

GENERAL

Type	Apartment
Price	€ 745.000
Terrace surface	15 m²
Bedrooms	2
Floor	2 / 3
Renovation year	2014
Facades	3
Bedroom	16.5 m²
Bathroom	13.5 m²
Terrace	15 m²
Lobby	6 m²
Double glazing	
Listed historic building	
TV distribution	
Electric gate	
Playground	
Airport	
Bus	
Movies	
Nursery	
Secondary school	
Train station	
Hospital/clinic	
Convention center	
Public parking	
On main road	
Supermarket	
Tennis	
University	
PEB	134 kW/m²
EPC code	20231212-0000664909-01-7

City	Saint-Gilles
Living surface	148 m²
Heating	Gas
Bathrooms	1
Construction year	1881
State	Excellent condition
Bedroom	25 m²
Living-room	24 m²
Lavatory	2
Dining room	25 m²
Storage room	2.5 m²
Internet	
Bike storage room	
Intercom	
Security door	
Water softener	
Highway	
Town centre	
Shops	
Primary school	
Day care	
Bus hub	
Doctor	
Park	
Public pool	
Sport center	
Taxi	
Tram	
Possibility of connecting : Water / Gas / Electricity	
PEB category	C

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 announced

FINANCIAL

Price
€ 745.000

Syndicate fees
160 €

