info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
120 m²	2	2	7 m²

Apartment at Bruxelles

DES SABLES 12B RUE, 1000 Bruxelles

Presented by Yanis Morsa: 0487 71 46 10 / yanis.morsa@victoire.be Victoire Junot presents this magnificent high-standard apartment of approximately 120 m², ideally located in the heart of Brussels, on the first floor of a recent building, in a quiet street just steps from Place des Martyrs. Benefiting from an exceptional location, close to theaters, shops, restaurants, public transport, and all amenities, this apartment is attractive for its neat finishes, spacious volumes, and pleasant terrace. It consists of an entrance hall with wardrobe and guest toilet, a large living room with approximately 50 m² of parquet flooring opening onto a terrace of about 8 m², as well as a top-of-the-line open kitchen. The sleeping area includes two bedrooms, a bathroom with bathtub, sink, and toilet, and a shower room. A laundry room and a cellar complete the property. Charges: €125/month for common areas. Parking available at an additional cost of €100/month. Individual gas heating, videophone, alarm, armored door, lighting fixtures, and curtain rods. EPC: C-. Discover at Victoire Junot - www.victoire.be - Phone: 02 375 10 00

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Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 1.500	Living surface	120 m²
Terrace surface	7 m²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floor	2 / 5	Available	Free
Construction year	2014	State	Excellent condition
Bedroom	15 m²	Bedroom	12 m²
Kitchen	15 m²	Bathroom	2
Bathroom	10 m²	Terrace	7 m²
Living room/dining area	35 m²	Hall	10 m²
Water softener		Double glazing	
Internet		Disabled access	
Fire alarm system		Lift	
Intercom		Oven	
Microwave oven		Dishwasher	
Hob		Refrigerator	
Airport		Highway	
Bus		Town centre	
Movies		Shops	
Nursery		Secondary school	
Day care		Train station	
Hospital/clinic		Doctor	
Metro		Park	
Public parking		Supermarket	
Taxi		University	
PEB	148 kW/m²	PEB category	C

MANDATORY INFO

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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
Not announced

FINANCIAL

Price
€ 1.500

Expenses
125 €

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