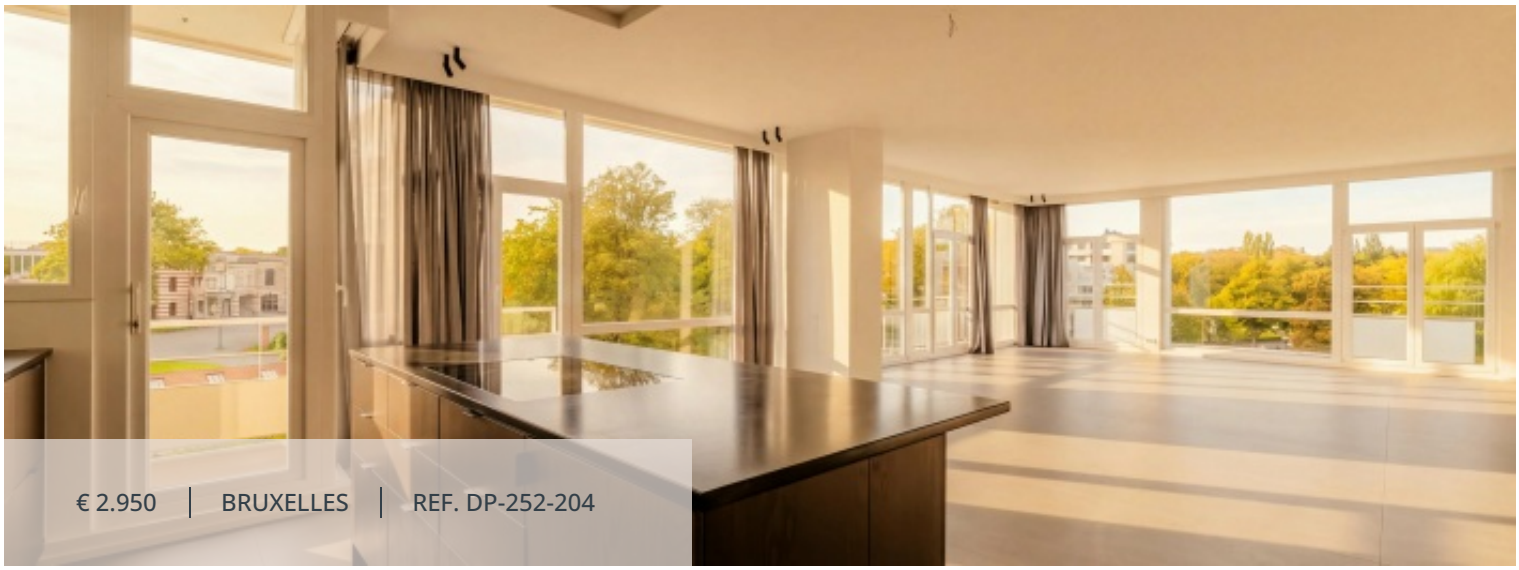
info@victoire.be
+32 (0)2 375 10 10



€ 2.950 | BRUXELLES | REF. DP-252-204

LIVING SURFACE	BEDROOMS	BATHROOMS	GARAGES
204 m²	3	2	1

Apartment at Bruxelles

FRANKLIN ROOSEVELT 252 AVENUE, 1050 Bruxelles

Presented by Debora Peruch: +32 476 71 28 17 / debora.peruch@victoire.be Victoire Junot offers you, ideally located opposite the Boitsfort racecourse, in immediate proximity to shops, Bois de la Cambre, and public transport, a superb apartment of ± 204 m² fully renovated, offering generous volumes and magnificent unobstructed views. It consists of a large entrance hall, a spacious living room enhanced by custom joinery, a fully equipped open kitchen with high-end appliances, three large bedrooms each with custom wardrobes and their adjoining bathrooms. A pleasant rear terrace completes this property. High-quality finishes – Custom joinery with LED lighting – Cellar – Parking box available as an extra for €150/month. EPC B-. Monthly provision for charges of €350 including heating, hot water, and common areas maintenance. An exceptional apartment combining elegance, comfort, and modernity, in a green and highly sought-after environment, just steps from Bois de la Cambre. To discover at Victoire Junot – www.victoire.be – Tel: 02 375 10 00.

Victoire Junot

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

Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 2.950	Living surface	204 m²
Heating	Gas	Bedrooms	3
Bathrooms	2	Garages	1
Floor	3 / 8	Available	Free
Construction year	1958	State	Excellent condition
Bedroom	38 m²	Bedroom	14 m²
Bedroom	14 m²	Bathroom	2
Lavatory	2	Living room/dining area	87 m²
Lobby	10 m²	Double glazing	
PVC window		Internet	
TV distribution		Lift	
Security door		Videophone	
Freezer		Oven	
Dishwasher		Hob	
Refrigerator		Bus	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Doctor		Park	
Sport center		Supermarket	
Tram		Airport	
Highway		Town centre	
Bus hub		Golf	
Metro		On main road	
Taxi		Tennis	
University		PEB	87 kW/m²
PEB category	B	EPC code	20230505-607704-02-8

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
€ 2.950

Expenses
350 €

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