






## Duplex for rent

Rue Willem Kuhnén 9 1030 Schaerbeek

**€ 1.600**

 3  2  138 m<sup>2</sup>  13 m<sup>2</sup>  1



# Description

Terdelt district - Lambermont - Charming duplex apartment of +/-138m2 located on the 3rd and 4th floor of a small building without elevator. It consists of an entrance with separate toilet and cloak room, a bright living room of +/- 30m2 , an open super equipped kitchen with dining area and access to a small terrace, bathroom with bathtub/shower. On the second floor; master bedroom of +/-14m2 with access to a very nice terrace of +/-13m2 south-east facing, a dressing with ensuite shower room, laundry area, toilet, 2 bedrooms ( +/-11m2,+/- 10,5m2) with built-in closets. Provision for charges: 30€/month (common parts). Garage (box) in option- 100€/month. Individual heating system. Individual meters for electricity, gas and water. The apartment is located close to public transport and shops. Not to be missed!

## Details

### General information

State  
**Good state**

Floors  
**4**

Terrace 1  
**13 m<sup>2</sup>**

Garage  
**Yes**

Garages  
**1**

### Layout

Living room  
**30 m<sup>2</sup>**

Dining room  
**14 m<sup>2</sup>**

Kitchen  
**9 m<sup>2</sup> (US hyper equipped)**

Bedroom 1  
**13 m<sup>2</sup>**

Bedroom 2  
**11 m<sup>2</sup>**

Bedroom 3  
**10 m<sup>2</sup>**

Shower rooms  
**1**

Toilets  
**2**

Cellar  
**Yes**

Laundry  
**Yes**

### In the proximity

Environment  
**Quiet**

### Dimensions

Habitable surface  
**138 m<sup>2</sup>**

### Comfort

Handicap friendly  
**No**

Elevator  
**No**

Pool  
**No**

### Energy

EPC  
**201 kWh/m<sup>2</sup>**

CO2 emission  
**50kg CO2/m<sup>2</sup>**

Electricity certificate  
**Yes, conform**

Heating type  
**Gas**

### Financial

Price  
**€ 1.600 per month**

Costs  
**€ 30 monthly**

Reference  
**Kuhnen 9**

Available  
**Immediately**

### Spatial planning

Flooding area  
**Not located in flood area**