




**Flat for rent**

Rue de la Duchesse 34 2 1200 Woluwe-Saint-Lambert

**€ 1.400**

 2  1  100 m<sup>2</sup>



# Description

Montgomery - Rue des Tongres - Cinquantaire area. Very charming apartment with a surface of +/-100m2 on the 1st floor of a stylish building. The apartment is composed of an entrance hall (parquet) with separate toilet, a living room of +/- 30m2 with lots of natural light and original parquet, 2 bedrooms (+/-14,5m2, +/-10m2), bathroom with shower in bathtub, and toilet, an equipped kitchen with a small dining area of +/- 8m2. Beautiful authentic parquet, individual heating system with gaz. Ideal location on walking distance of public transport and commercial streets. Double glazing. The monthly common charges are 150€. The apartment is available the 01/03/2025. Really worth a visit!

## Details

### General information

Renovation  
**2011**  
State  
**Very good state**  
Floor  
**1**  
Floors  
**5**  
Terraces  
**1**

### Layout

Living room  
**25 m<sup>2</sup>**  
Kitchen  
**12 m<sup>2</sup> (hyper equipped)**  
Bureau  
**6 m<sup>2</sup>**

Bedroom 1  
**15 m<sup>2</sup>**  
Bedroom 2  
**10 m<sup>2</sup>**

Toilets  
**2**

Laundry  
**Yes**

### In the proximity

Environment  
**Central**  
Shops nearby  
**Yes**  
School nearby  
**Yes**  
Public transport nearby  
**Yes**

### Dimensions

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

### Comfort

Handicap friendly  
**No**  
Parlophone  
**Yes**  
Elevator  
**Yes**  
Pool  
**No**

### Energy

EPC  
**292 kWh/m<sup>2</sup>**  
Glazing type  
**Thermic and acoustic isol.**  
Windows  
**Vinyl**  
Electricity certificate  
**No**  
Heating type  
**Gas (centr. heat.)**  
Heating  
**Individual**

### Financial

Price  
**€ 1.400 per month**  
Costs  
**€ 150 monthly**  
Reference  
**Duchesse 34**  
Available  
**01 March 2025**