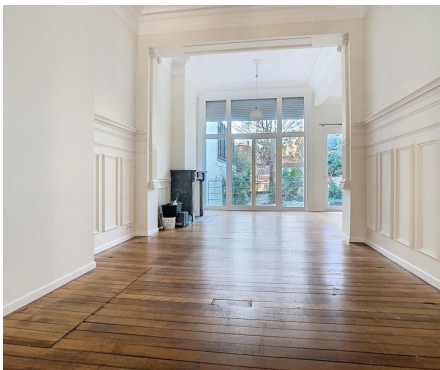


## Flat for rent

Rue Georges et Jacques Martin 2B 1150 Woluwe-Saint-Pierre

**€ 1.790**

 2  2  159 m<sup>2</sup>  1



# Description

Montgomery area - Very charming duplex with a surface of +/- 159m<sup>2</sup> on the ground floor of a stylish typical Brussels townhouse. The apartment is composed of a bright living room of +/- 36m<sup>2</sup> (the window has been changed into double glazing) and access to the beautiful garden, a fully equipped kitchen, 2 bedrooms (+/- 21,5m<sup>2</sup> and +/- 20m<sup>2</sup>), one with dressing room and access to the courtyard, a bathroom with bathtub/shower and connection for a washing machine, a separate toilet, a second shower room. Storage rooms and closed garage (box) for 100€/month. This cosy apartment breathes authenticity and charm but offers all modern comfort. Individual heating system with gas, double glazing, ideal location on walking distance of public transport (Metro Montgomery - Tram 39) and commercial streets. Common charges: 50,00€/month. Really worth a visit!

## Details

### General information

Construction year  
**1900**

State  
**Very good state**

Type of construction  
**Attached**

Floors  
**3**

Garden  
**Yes**

Terraces  
**1**

Terrace 1  
**south-east**

Garage  
**Yes**

Garages  
**1**

Parking inside  
**Yes**

### Layout

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

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

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

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

Shower rooms  
**1**

Toilets  
**1**

### In the proximity

Environment  
**City Center**

School at  
**500 m**

Public transport at  
**50 m**

**1.000 m**

Sport center at  
**500 m**

### Dimensions

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

Front width  
**6 m**

### Comfort

Handicap friendly  
**No**

Elevator  
**No**

Pool  
**No**

### Energy

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

CO<sub>2</sub> emission  
**39kg CO<sub>2</sub>/m<sup>2</sup>**

Electricity certificate  
**Yes, conform**

Heating type  
**Gas**

Heating  
**Individual**

### Financial

Price  
**€ 1.790 per month**

Costs  
**€ 50 monthly**

Reference  
**G.J. Martin 2B**

Available  
**Immediately**

### Spatial planning

Flooding area  
**Not located in flood area**