






## Ground floor for rent

Rue de la Croix 54 1 1050 Ixelles

€ 1.875

 1  1  78 m<sup>2</sup>  60 m<sup>2</sup>  15 m<sup>2</sup>



# Description

FLAGEY-FERNAND COCQ-LOUISE - Very charming apartment with a surface of +/-78m2 on the ground floor of a stylish typical Brussels townhouse. The apartment is composed of a bright living room of +/- 38m2 with access to the charming garden, a fully equipped kitchen, 1 bedroom (+/- 20m2), shower room and separate toilet. Common storage room in the basement and possibility to park a bike in the entry hall. This cosy apartment breathes authenticity and charm but offers all modern comfort (renovation 2024) Collective heating with gaz, double glazing, ideal location on walking distance of public transport and commercial streets. Provision for common charges: 150,00€/month (internet, heating and water). Really worth a visit!

## Details

### General information

Construction year  
**1895**

Renovation  
**2024**

State  
**Very good state**

Type of construction  
**Attached**

Floors  
**3**

Garden  
**60 m<sup>2</sup>**

Terraces  
**1**

Terrace 1  
**15 m<sup>2</sup>**  
**south-west**

### Layout

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

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

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

Bathroom  
**shower**

Toilets  
**1**

### In the proximity

Environment  
**City Center**

### Dimensions

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

### Comfort

Handicap friendly  
**No**

Parlophone  
**Yes**

Elevator  
**No**

Pool  
**No**

### Energy

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

CO2 emission  
**81kg CO2/m<sup>2</sup>**

Windows  
**Wood**

Electricity certificate  
**Yes, conform**

Heating type  
**Condensation**

Heating  
**Collective**

### Financial

Price  
**€ 1.875 per month**

Costs  
**€ 150 monthly**

Reference  
**Croix 54/1**

Available  
**Tbd with the owner**  
**15 January 2025**

### Spatial planning

Flooding area  
**Not located in flood area**