

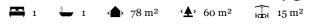
# **Keystones**

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# **Ground floor for rent**

€ 1.875

Rue de la Croix 54 1 1050 Ixelles













## **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 toile. 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 m²

Terraces

1

Terrace 1

15 m<sup>2</sup>

south-west

#### Layout

Living room

38 m<sup>2</sup>

Kitchen

15 m² (hyper equipped)

Bedroom 1

20 m<sup>2</sup>

Bathroom

shower

Toilets

1

### In the proximity

Environment

**City Center** 

#### Dimensions

Habitable surface

78 m²

#### **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