




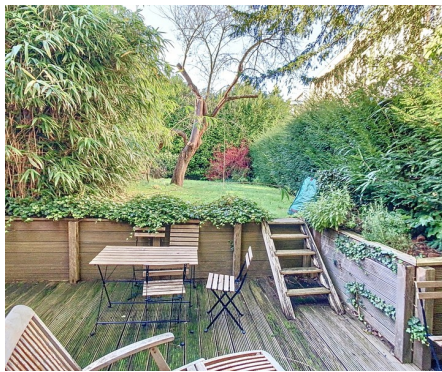


**Flat for rent**

Rue au Bois 313 1 1150 Woluwe-Saint-Pierre

**€ 1.275**

 1  1  98 m<sup>2</sup>  60 m<sup>2</sup>  18 m<sup>2</sup>



# Description

Madoux/Orban - Bright and spacious 1 bedroom apartment of +/-98m<sup>2</sup> on the ground floor of a small building of 4 apartments without lift, totally renovated in 2021. The apartment consists of a large living room with open super equipped kitchen (dishwasher, gaz cooking, XL oven, American fridge& freezer) and access to a south-facing terrace and garden, separate toilet, hall with washbasin, technical room with double-flow ventilation and connection for washing machine, 1 bedroom with large built-in closet and double bed (180 x 200) with adjoining bathroom with bath and Italian shower. Gas boiler HR with condensation, private water-gas-electricity meters, safety door, videophone, cellar. Drapes and light fixtures are provided, all that remains is to furnish the living room and your installation is complete! Public transport within walking distance (tram 39 and bus 36) and close to Place Dumon (shops and metro) and major roads. Common charges: 55 EUR/month (fixed price for cleaning and electricity in the common areas, yearly maintenance of heating and ventilation system). TO SEE WITHOUT DELAY!

## Details

### General information

Construction year

**1936**

State

**Very good state**

Type of construction

**Attached**

Floors

**3**

Garden

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

Terrace 1

**18 m<sup>2</sup>**

Parking inside

**No**

### Layout

Living room

**45 m<sup>2</sup>**

Kitchen

**Yes (US hyper equipped)**

Bedroom 1

**18 m<sup>2</sup>**

Bathroom

**shower and bath tub**

Toilets

**1**

### In the proximity

Environment

**Central**

### Dimensions

Habitable surface

**98 m<sup>2</sup>**

### Comfort

Handicap friendly

**Yes**

Videophone

**Yes**

Elevator

**No**

Pool

**No**

### Energy

EPC

**211 kWh/m<sup>2</sup>**

CO2 emission

**42kg CO2/m<sup>2</sup>**

Heating type

**Condensation**

Heating

**Individual**

### Financial

Price

**€ 1.275 per month**

Costs

**€ 55 monthly**

Reference

**Bois 313/1**

Available

**Tbd with the tenant**

**01 January 2025**

### Spatial planning

Flooding area

**Not located in flood area**