




**Flat for sale**

Rue de Danmark 70B 1060 Saint-Gilles

**€ 348.000**

 2  1  80 m<sup>2</sup>



# Description

Ideally located within walking distance of all amenities, this charming and bright apartment is on the 1st floor of a small building without lift. The apartment consists of an entrance hall with a cloakroom and guest toilet, a spacious living room of approximately 28m<sup>2</sup> with an open-plan fitted kitchen, two bedrooms (approximately 17m<sup>2</sup> and 9m<sup>2</sup>) with open views, a shower room with a vanity unit and washing machine connection, and a 4th-floor attic space leading to a large terrace (with permit). Located in a lively and sought-after neighborhood, close to public transport, shops, and green spaces. Features include double glazing and compliant electrical installation. Monthly common charges: €75. Individual water, gas, and electricity meters - Rental obligation to be respected - Don't miss this opportunity!

## Details

### General information

Construction year  
**1930**

State  
**Good state**

Type of construction  
**Attached**

Floor  
**1**

Floors  
**4**

Terraces  
**1**

Parking inside  
**No**

### Layout

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

Kitchen  
**US fully fitted**

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

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

Bathroom  
**shower**

Toilets  
**1**

Laundry  
**No**

### In the proximity

Environment  
**Central**

Shops nearby  
**Yes**

School nearby  
**Yes**  
**5.000 m**

### Dimensions

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

### Comfort

Handicap friendly  
**No**

Parlophone  
**Yes**

Elevator  
**No**

Pool  
**No**

### Energy

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

CO2 emission  
**26kg CO2/m<sup>2</sup>**

Electricity certificate  
**Yes, conform**

Heating type  
**Condensation**

Heating  
**Individual**

### Financial

Price  
**€ 348.000**

VAT applied  
**No**

Reference  
**Danemark 70B**

Available  
**Tbd with the tenant**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**