

## Light-filled and spacious 3BR apartement with terrace - EU District

**1.800 €/month**

Square Ambiorix 40, 1000 Brussel



3



120 m²



Right in the heart of the Square Ambiorix and on the 3rd floor of a charming building, bright 3-bedroom apartment with character, recently completely renovated. Large entrance hall with many built-in cupboards giving access to a spacious living room with direct view of the Square. Side terrace. Super-equipped kitchen (oven, gas stove, hood, dishwasher, fridge and space/connection for washing machine).

3 spacious bedrooms, 2 shower rooms and 2 toilets. Lots of storage space. Cellar. Possibility of renting a parking space in the residence (+100€). Available immediately, waiting to be discovered!

## Characteristics

### GENERAL

Address:	Square Ambiorix 40 1000 Brussel
Price:	1.800 €/month
Habitable surface:	120 m²
Number of bedrooms:	3
Number of bathrooms:	2
Cadastral income:	€0
Availability:	Immediate

### LAYOUT

Entrance Hall:	8.09 m²
Living:	42 m²
Kitchen:	12.3 m²
Bedroom 1:	16.72 m²
Bedroom 2:	10.45 m²
Bedroom 3:	11 m²
Bathroom 1:	1.65 m²
Bathroom 2:	3.91 m²
Storage:	0.58 m²
Terrace:	2.76 m²
Night Hall:	3.42 m²
Toilet 1:	4.16 m²

### COMFORT

Heating:	Common
Kitchen:	All built-in
Glazing:	Double

### EPC

EPC:	171 kWh/m²
EPC level:	D

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### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Not applicable
Subdivision permit:	No
Flood-sensitive area:	Not yet requested