SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS
79 m²	2	2

Saint-Gilles/Châtelain – Heritage Janson, Splendid 2-Bedroom Apartment with Balcony

1060 Saint-Gilles

Victoire Junot is pleased to present this beautiful two-bedroom apartment within the Heritage Janson development, ideally located just a stone's throw from Place du Châtelain and Avenue Louise. Benefiting from nice ceiling heights of 2.75 m, the apartment is laid out as follows: A small entrance hall leads to the bright living area, comprising a living room and dining room. The fully equipped kitchen is separate. A night hall leads to the two spacious bedrooms, each with its own adjoining shower room featuring a shower and single washbasin. One bedroom overlooks the quiet rear of the building, while the second is located at the front. A separate guest toilet and a laundry room complete the property. A private cellar (nr. 4)and a bicycle storage room are included. EPC rating: A. State-of-the-art technical features, including high-performance insulation and quality finishes, provide all the comfort and benefits of a brand-new home. Sale subject to registration duties (12.5%). This project breathes new life into a beautiful Brussels neo-classical building dating from 1905, preserving its timeless charm while meeting the highest contemporary standards. An excellent urban and practical location, close to all amenities, in one of Brussels' most sought-after neighbourhoods.

Characteristics

GENERAL

Type	Apartment	City	Saint-Gilles
Price	€ 451.000	Living surface	79 m²
Heating	Gas	Bedrooms	2
Shower rooms	2	Floor	1 / 5
Available	To be agreed	Available	15-01-2028
Construction year	2028	Renovation year	2028
State	New	Facades	2
Bedroom	2	Shower room	2
Connected thermostat		Double flow ventilation	
Lift		Bike storage room	
Intercom		Security door	
Water softener		Double glazing	
Photovoltaic panels		Bus	
Town centre		Movies	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Hospital/clinic		Doctor	
Metro		Public parking	
Sport center		Supermarket	
Taxi		Tram	
Park		University	
PEB	45 kW/m²	PEB category	A
EPC code	A		

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	Flood prone area Non-flood zone

FINANCIAL

Price
€ 451.000

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