



### MAGNIFICENT 3 BEDROOM APARTMENT IN REAR ISLAND

Rue de Russie 37, 1060 Saint-Gilles



 Reference
 6352515

 Price
 € 519.000

 Ground surface
 250m²

 Living surface
 150m²

 Bedrooms
 3

 Bathrooms
 2

 Garages
 1

#### Description

Just steps away from the Marolles, between the Gare du Midi and the Porte de Hal, discover this stunning heartwarming apartment offering the possibility of 4 bedrooms, pleasant outdoor spaces, and double parking in the heart of the city.

Located within a very quiet inner courtyard of a small condominium, the property is composed as follows: A pleasant terrace opening onto the living room with a sitting area and dining area, a mezzanine (currently converted into a bedroom), a beautiful fully equipped kitchen, a first bedroom with a mezzanine, a second bedroom, a bathroom with a bathtub, a toilet and laundry area, and a third bedroom with a dressing room and shower room.

Private and exclusive rooftop access to be developed into a superb terrace without overlooking neighbors, covering nearly  $100 \text{ m}^2$ .

The property is sold furnished!

Apartment dating from 2008, double-glazed windows, individual heating system, and meters.

Mandatory private double garage for €80,000 with a small studio converted at the back in a separate outbuilding.

Don't miss out!!



#### Essential info

Reference6352515TypeFlatGround surface250m²Living surface150m²Year of construction1905AvailabilityImmediately

#### Required info

**EPC Value** 308 F **EPC Label Urban planning destination** Unknown Unknown **Urban planning permit Subdivision permit** Unknown **Summons** Unknown **Court decision** Unknown Right to sell Unknown

**O-Level** Not located in flood

area

#### Layout

Toilets 2
Garages 1
Parking places 1

# FIERCE













# FIERCE





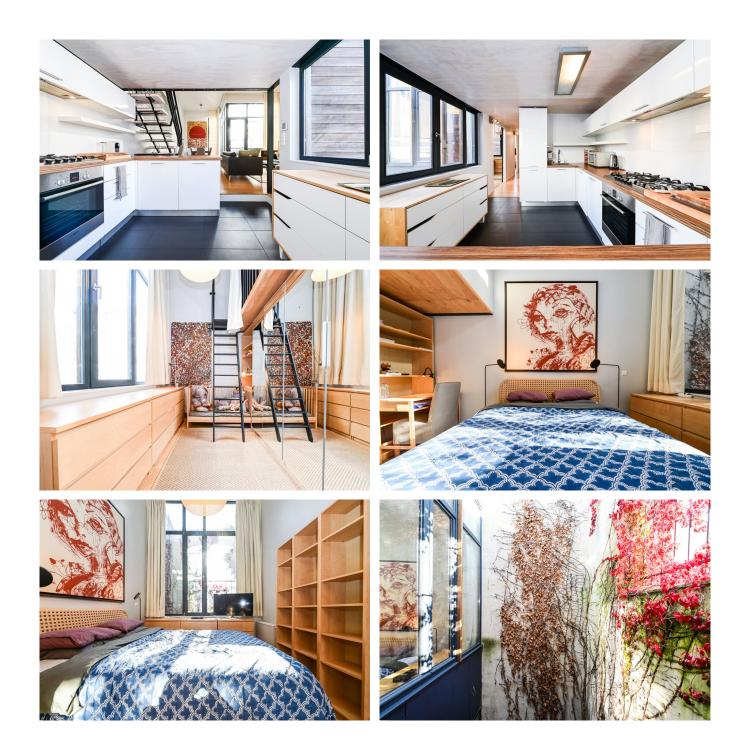




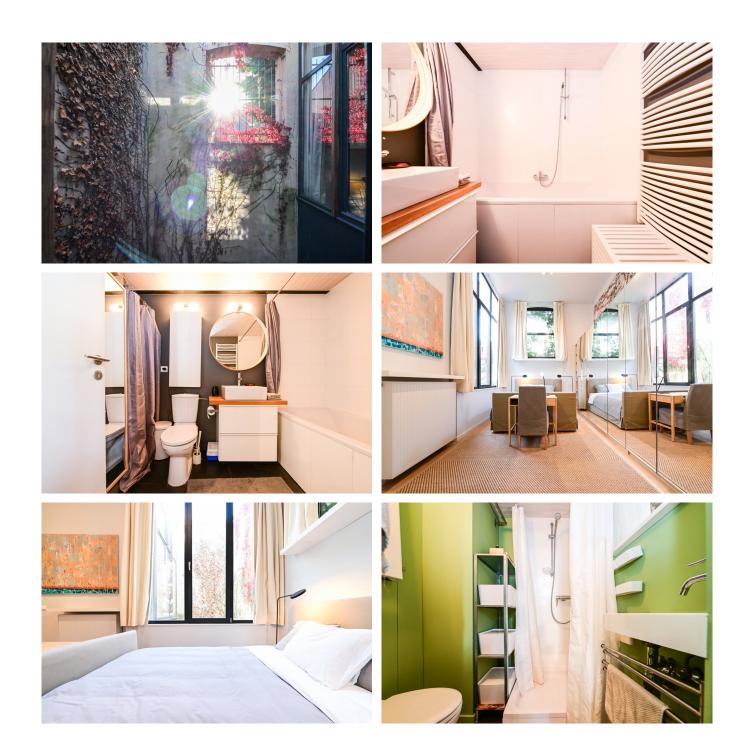




















### Interested in this estate?

Contact us for more information



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