Naamsesteenweg 232 , 3001 Heverlee
Phone number: +32 (0)16 89 51 89
E-mail: tom@fw4.be

For rent - Duplex

€ 1.500

Avenue des Croix de Guerre 217 B002, 1000

Ref.



Number of bedrooms: 3
Number of bathrooms: 1

Surf. Plot: 115m²

Description

CASALINA Real Estate offers for rent – Bright duplex with large private garden

Located in a quiet and green street, this superb 115 m² duplex with a private garden offers an ideal living environment for a family or a couple looking for space and comfort.

Property Description
First floor
Upon entering, you will be charmed by the spaciousness and brightness of the main living area.
The living and dining room, fully open-plan, feature beautiful parquet flooring, large windows, and high ceilings.
The modern open kitchen is fully equipped (oven, microwave, dishwasher, fridge/freezer, extractor hood) and opens onto a welcoming dining space.
Two comfortable bedrooms and a separate toilet complete this level.

Ground floor
A beautiful bedroom with dressing area, a contemporary bathroom with double sink, bathtub, and separate shower, plus a laundry area with toilet and built-in storage.
Outside, enjoy a large private garden with a wooden terrace, perfect for summer meals or a children's play area.

Ideally located near shops, schools, and public transport (bus, tram, easy access to the Ring and E40).
The Neder-Over-Heembeek district is residential, green, and sought-after, offering a peaceful setting while remaining close to Brussels city centre and the European institutions.

Technical Information & Charges
Charges: €100/month, including common area maintenance and a provision for cold water.
Individual gas heating.

Legal Information
Energy Performance Certificate (EPC): E+, valid until 16/11/2025.

For more information and photos, visit our websitewww.casalina.be.
To schedule a visit, please send an email to info@casalina.be.

Are you a property owner and wish to know the value of your home?
Contact us for a free valuation or complete property management.

All information and surface areas are provided for informational purposes only and are not legally binding.

Financial

Price: € 1.500,00 per month
Commission: € 123,00

Terrain

Ground area: 115,00 m²

Energy

EPC class: C