



450 000 €

Réf. SaintGillesRussie1
Rue de Russie 1 - 1060 Saint-gilles



99 m²



3



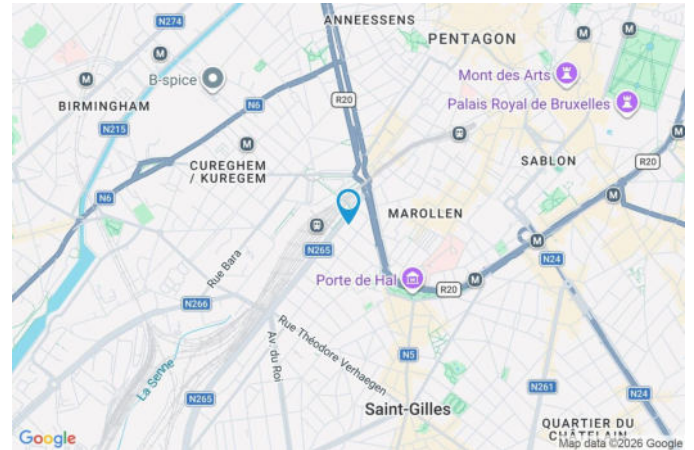
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CASULA SPRL

+32 84 77 00 43 - mail : info@easyhome-immo.be
Borchamps 24 --- 6900 Marche-en-Famenne
TVA : BE 0669 936 537 - IPI 509.677

Property coordinates

Street	Rue de Russie
No.	1
Postal Code	1060
City	Saint-gilles
Country	Belgique
Latitude	50.836353
Longitude	4.339596



PEB

Emission co2 : 11 kg CO₂/m².an

PEB No. : 1

E totale : KWH/AN

Espec : 51 kWh/m².an



PLOT - DIMENSIONS AND LAYOUT

↖ Front facade orientation	East
↘ Slope	Flat
▶ Facade width	0.00 m

Information from the cadastre website



Overall property description

General condition	Good
Living area	99 m ²
Number of facades	2
Floor	2
Number of rooms	10
Number of bedrooms	3
Number of bathrooms	2
Property type	Appartement



Interior layout

2nd floor

99 m²

Entrance hall, living, kitchen, bedroom 1, bedroom 2, bedroom 3, bathroom 1, bathroom 2, laundry room

2nd floor

Entrance hall

 Area : 9.13 m²

Length : 5.10 m

Width : 1.79 m

Floor	Parquet semi-solid
Ceiling height	2.73 m
Lighting	Light point ceiling-mounted
Electrical outlets	1

2nd floor

Living


 Area : 40.41 m²

Length : 8.55 m

Width : 4.72 m

With kitchen corner

Yes

Window

Alu double-glazing frame French door

Floor

Parquet semi-solid

Ceiling height

2.67 m

Lighting

Light point ceiling-mounted

Heating

Radiators

Electrical outlets

9

Network outlet

Yes

2nd floor

Kitchen



Ceiling height	2.67 m
Electrical outlets	5
Access	Terrace
Open to	Lounge
Sink	
One half	
With drainer	
Stainless steel	

Stove	Gas
Exhaust hood	Integrated hood
Fridge	Built-in Combi
Dishwasher	Integrated
Oven	Multifunction
Window	Alu double-glazing frame French door
Lighting	Light point ceiling-mounted
Heating	Radiators

2nd floor

Bedroom 1

 Area : 14.13 m²

Length : 4.80 m

Width : 3.30 m

WindowAlu double-glazing frame
tilt-and-turn**Heating**

Radiators

Floor

Parquet semi-solid

Electrical outlets

4

Ceiling height

2.64 m

Network outlet

Yes

Lighting

Light point ceiling-mounted

2nd floor

Bedroom 2

 Area : 9.71 m²

Length : 3.77 m

Width : 2.58 m

WindowAlu double-glazing frame
tilt-and-turn**Lighting**

Light point ceiling-mounted

Floor

Parquet semi-solid

Heating

Radiators

Ceiling height

2.64 m

Electrical outlets

2

2nd floor

Bedroom 3

 Area : 14.11 m²

Length : 4.83 m

Width : 2.92 m

WindowAlu double-glazing frame
tilt-and-turn**Heating**

Radiators

Floor

Parquet semi-solid

Electrical outlets

4

Ceiling height

2.64 m

Network outlet

Yes

Lighting

Light point ceiling-mounted

2nd floor

Bathroom 1

 Area : 2.93 m²

Length : 2.03 m

Width : 1.48 m

Ceiling height	2.72 m
Electrical outlets	2
Bathtub	Standard
Toilet	Suspended

Sink	Single
Lighting	Light point ceiling-mounted wall-mounted
Floor	Vinyl

2nd floor

Bathroom 2


 Area : 6.72 m²

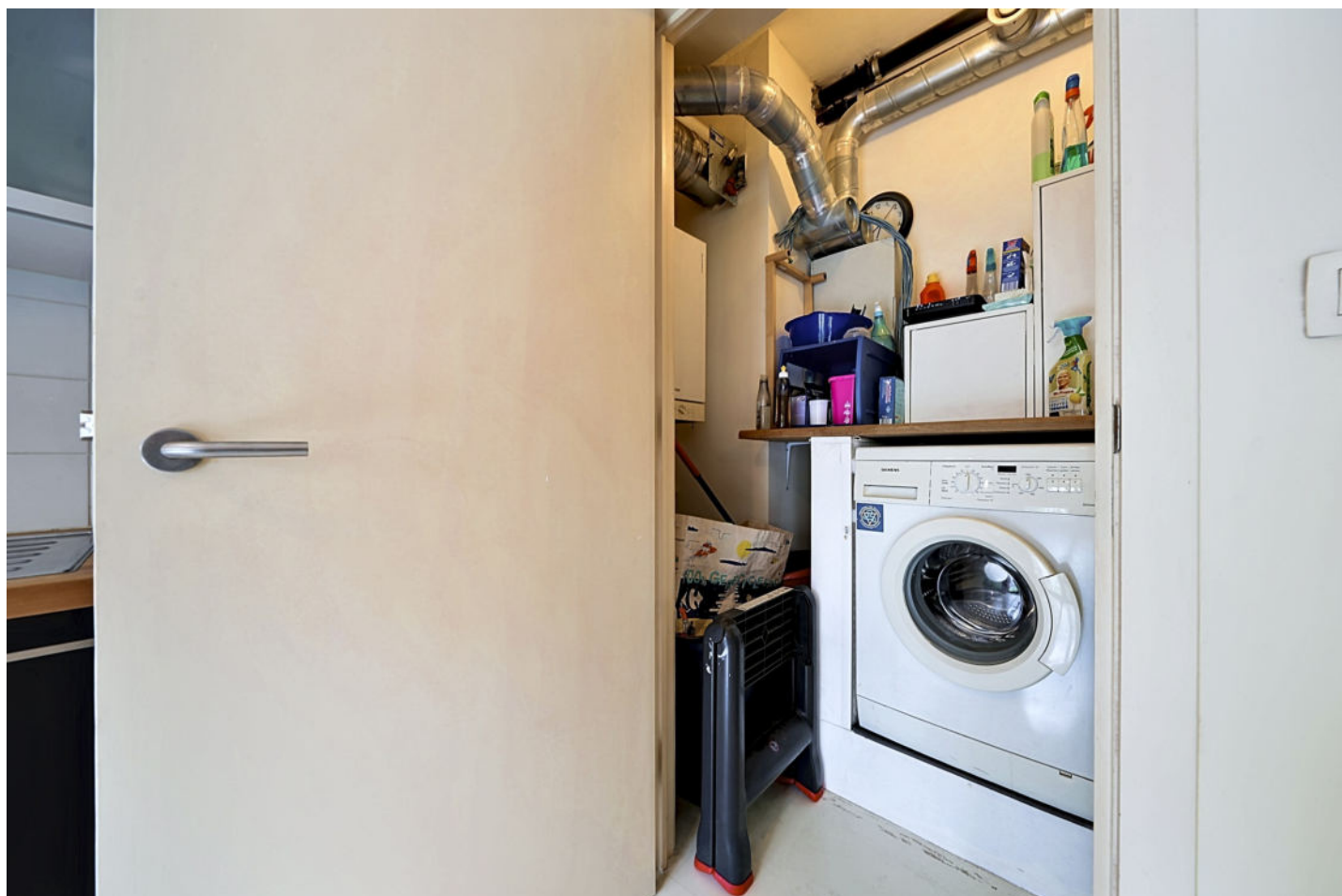
Length : 3.04 m

Width : 2.67 m

Ceiling height	2.72 m	Towel heater	Yes
Electrical outlets	2	Yes	1
Shower	Tiling + curtain	Lighting	Light point wall-mounted ceiling-mounted
Bathtub	Standard	Floor	Vinyl
Toilet	Suspended	Furniture	Yes
Sink	Double		

2nd floor

Laundry room

 Area : 2.08 m²

Length : 2.02 m

Width : 1.16 m

Ceiling height

2.73 m

Water supply

Yes

Lighting

Light point ceiling-mounted

Water drainage

Yes

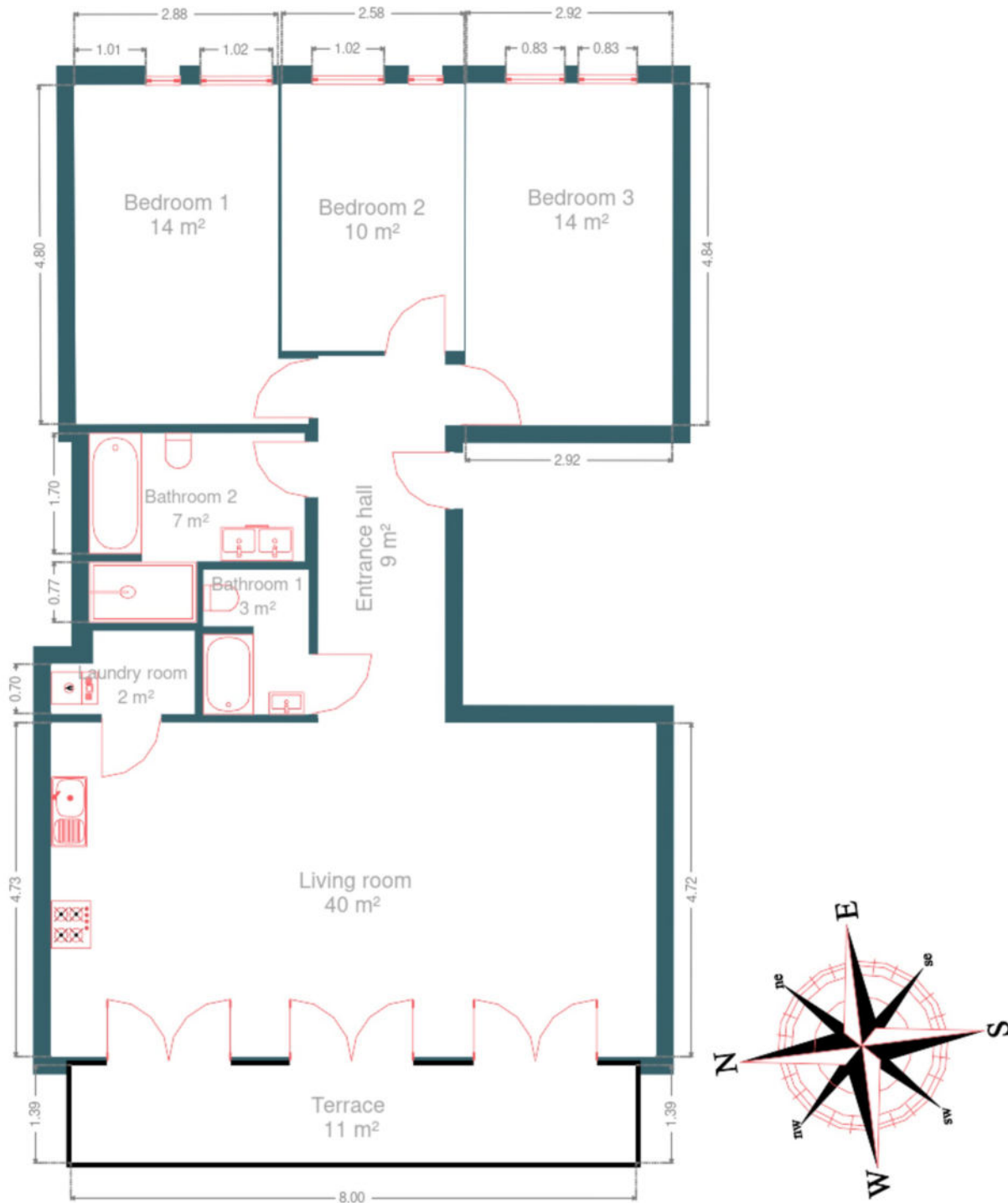
Electrical outlets

3

SUMMARY OF MEASUREMENTS

2nd floor	Length	Width	Area
Entrance Hall	5.10 m	1.79 m	9.13 m ²
Living	8.55 m	4.72 m	40.41 m ²
Bedroom 1	4.80 m	3.30 m	14.13 m ²
Bedroom 2	3.77 m	2.58 m	9.71 m ²
Bedroom 3	4.83 m	2.92 m	14.11 m ²
Bathroom 1	2.03 m	1.48 m	2.93 m ²
Bathroom 2	3.04 m	2.67 m	6.72 m ²
Laundry room	2.02 m	1.16 m	2.08 m ²
Total			99.22 m²

Plan - 2nd floor



Exterior



Technical

Year of construction	2011
Facade materials	Brick
State	Very good
Frame	
Double	
Material aluminium	
Gas meter	Individual
Electricity certificate	Yes, compliant
Stroller storage	Yes
Bicycle storage	Yes
Ventilation	Simple flow
Solar panels	Type of panels photovoltaic
Electric meter	
Individual	
Electricity certificate yes, compliant	
Heating	
Type central	
Nature gas	
Radiators	
Vented	
Viessmann	
Ambient thermostat	Yes
Water meter	Number 1
Elevator	Yes
Trash room	Yes



Detailed description of the environment

MOBILITY

Bus stop	110
Railway access	280
Highway access	6300
Gare du Midi	108 m
Bruxelles-Midi	181 m
Bruselas zuid midi	184 m

SCHOOLS

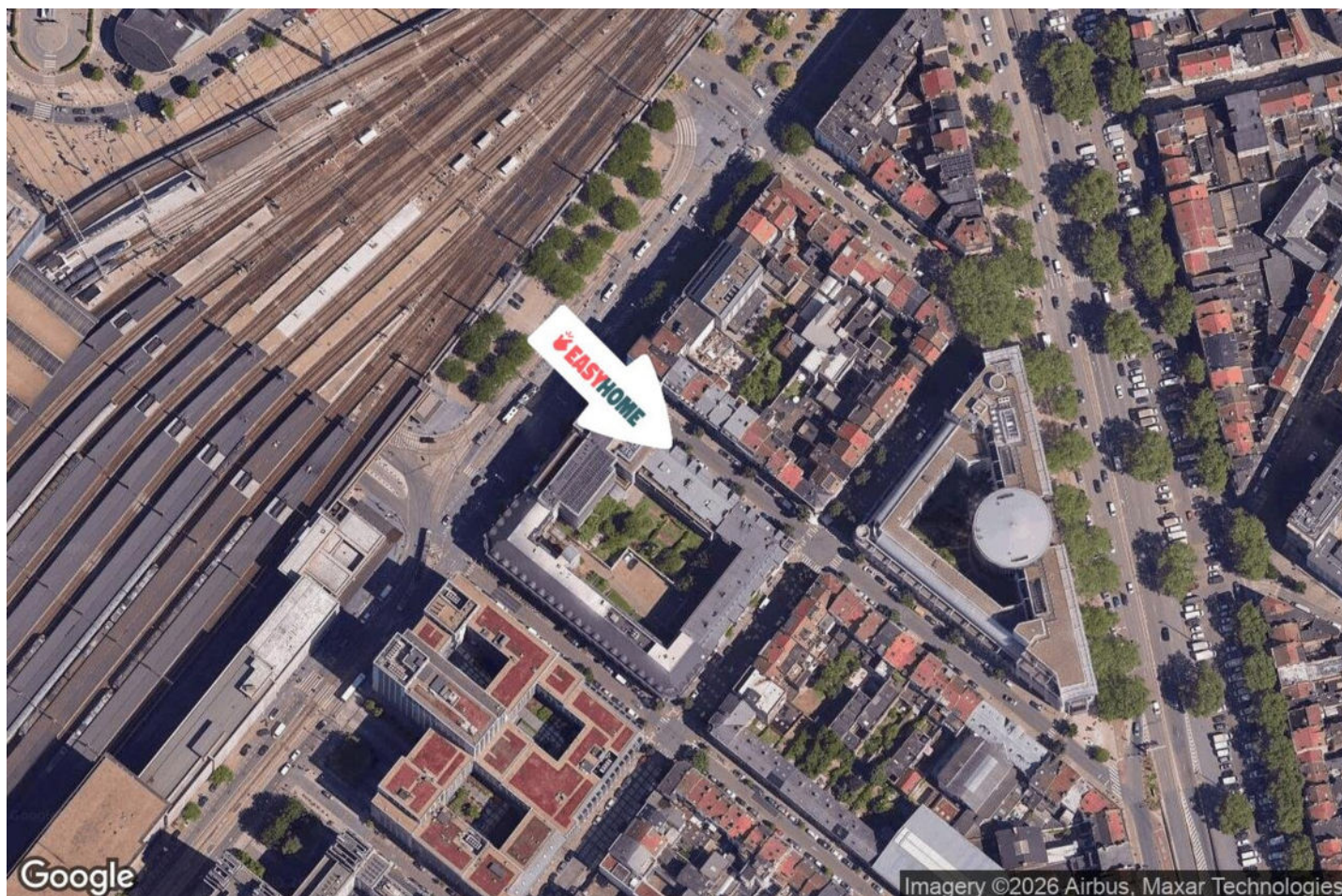
Scholengroep 8 : Brussel	174 m
École primaire Balder	174 m
Ecole Sainte Marie Asbl	267 m



POINTS OF INTEREST

Lodging	63 m
Hôtel Ibis Bruxelles Centre Gare Midi	
Lodging	65 m
Hôtel Novotel Brussels Centre Gare Midi	
Lodging	127 m
Hc	
Lodging	143 m
Radisson Hotel Brussels Centre Midi	
Lodging	281 m
Hotel Pullman Brussels Centre Midi	
Lodging	333 m
Hôtel de France	
Lodging	338 m
B&B Loft Jamar Gare Du Midi	
Lodging	341 m
Hotel Midi-Zuid	

Location plan



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