



**FLAT FOR SALE  
MONT-SAINT-GUIBERT**

**Spacieux 3 chambres avec terrasse**



**ADRESSE**

Rue des Trois Burettes, 14  
1435 Mont-Saint-Guibert

**PRICES**

275.000 €





## FLAT FOR SALE MONT-SAINT-GUIBERT

Ideally located near Louvain-la-Neuve, the Axis Parc, and major roadways, this spacious and bright apartment is situated on the first floor of a recent and well-maintained residence, nestled in a peaceful and green environment. From the moment you step inside, you'll be charmed by the generous living room flooded with natural light, which opens directly onto a quiet, well-oriented terrace overlooking the serene communal garden. The fully equipped kitchen, partially open to the living area, combines practicality with a warm, social atmosphere. The night area includes three well-proportioned bedrooms, ideal for a family, a couple with a home office, or a shared flat. A comfortable bathroom completes the space. The apartment also benefits from a large private cellar, a dedicated outdoor parking space, and a new individual gas boiler, ensuring energy efficiency and full autonomy. A complete and comfortable home, in a quiet setting just steps from all amenities, public transport (train, bus), and business hubs. A must-see!



### **eau office**

Clos des Chêneaux 18A  
1390 Grez-Doiceau  
+32 10 816 800

### **office**

Avenue Reine Astrid 92 bte 2  
1310 La Hulpe  
+32 2 216 88 00





## FLAT FOR SALE MONT-SAINT-GUIBERT

Living space	90 m <sup>2</sup>
Year of construction	1989
Floors	3
Terrace	yes
Number of bedrooms	3
Number of bathrooms	1
Cellars	yes
Type of heating	individual
Type of window frames	wood
Ordinary monthly expenses	70,00
EPB	



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## FLAT FOR SALE MONT-SAINT-GUIBERT

EPB - Unique code	20130802013180
EPB - E Spec	128 kWh/m <sup>2</sup> .an
EPB - E total	13.741 kWh/an
Availability	at the contract



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