



Naamsesteenweg 232 , 3001 Heverlee

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## For rent - Duplex

€ 1.500

Avenue des Croix de Guerre 217 B002, 1000  
Brussels

Ref. 7201296 



Number of bedrooms: 3

Surf. Plot: 115m<sup>2</sup>

Number of bathrooms: 1

# Description

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

Located in a quiet and green street, this superb 115 m<sup>2</sup> 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 website [www.casalina.be](http://www.casalina.be). To schedule a visit, please send an email to [info@casalina.be](mailto: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.

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## Financial

Price: € 1.500,00 per month

## Terrain

Ground area: 115,00 m<sup>2</sup>

## Energy

EPC class: C