



Gemeenteplein 9 , 3040 Huldenberg

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FOR RENT - FLAT

Begijnhofstraat 13 B2, 3080 Duisburg

€ 1.300

Ref. 5311834



Number of bedrooms: 2
Number of bathrooms: 1

Surf. Living: 105m²

PEB/EPB: 118kwh/m²/j

DESCRIPTION

A visit is only possible after completing the following form: <https://kdc-immo.mijnhuurprofiel.be/whise/7588706>.

Spacious apartment with 2 bedrooms, 2 parking spaces and terrace located in the center of Duisburg, close to all amenities (bus, school, supermarket, pharmacy...), quiet location.

First floor: entrance hall with built-in-cupboards, separate toilet, 46m² living room with access to the terrace with a beautiful and green view (south facing), open plan fully fitted kitchen (cooker, oven, dishwasher, fridge and freezer)(10m²), storage/laundry room (5m²), 2 spacious bedrooms (15m² + 14m²), fitted bathroom (bath, shower, 2 basins in unit + toilet)(8m²).

Other information: small building with only 2 apartments, 2 parking spaces at the back of the building, gas fired heating system, double glazed windows, all meters (gas, electricity, water) individually. 90 euro/month fixed charges for electricity common parts + maintenance of the hedges. No pets allowed.

FINANCIAL

Price: € 1.300,00 per month

Available date: 01 June 2026

BUILDING

Habitable surface: 105,00 m²

Fronts: 3

State: Very good state

Floor: 1

COMFORT

Elevator: No

ENERGY

EPC score: 118

EPC class: B

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

LAYOUT

Entrance hall: Yes

Living room: 46,00 m²

Kitchen: 10,00 m², hyper equipped

Nighthall: Yes

Bedroom 1: 15,00 m²

Bedroom 2: 14,00 m²

Bathroom 1: 8,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Laundry: Yes

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PARKING

Parkings outside: 2