



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - APARTMENT BLOCK

Bollestraat 5, 3090 Overijse

€ 420.000

Ref. 6809904



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: tbd with the owner

Surf. Living: 250m²
Surf. Plot: 574m²
Surf. terrace: 30m²

PEB/EPB: 136kwh/m²/j

DESCRIPTION

Well-located investment property consisting of 2 apartments. Built in 1951, renovated in 2024, plot area of 574 m².

Apartment 1: Ground floor with terrace and garden: entrance hall, 27 m² living room, veranda, 16 m² kitchen, bedroom 1 (12 m²), bathroom with shower in bath and sink, garage for 1 car, 2 bedrooms under the roof of 13 m² and 14 m².

Apartment 2 on the upper floor (currently rented): entrance hall, bedroom (15 m²), 20 m² living room, kitchen, shower room, attic potentially to be converted.

Outdoor space: Rear garden, terrace and sufficient parking options.

Other information: new insulated roof and new façade insulation (12 cm) with plaster finish. Interior finishing to be provided. 250 m² living space including attic and garage. All utilities are individually metered. EPC B and C. Contact us for more information.

FINANCIAL

Price: € 420.000,00
VAT applied: No
Available: Tbd with the owner

TERRAIN

Ground area: 574,00 m²
Garden: Yes
Orientation terrace 1: South-west

BUILDING

Habitable surface: 250,00 m²
Fronts: 3
Construction year: 1951
Renovation: 2024
Type roof: Saddle roof

LAYOUT

Entrance hall: 3,00 m²
Living room: 27,00 m²
Kitchen: 16,00 m²
Veranda: Yes
Nighthall: 2,00 m²
Bedroom 1: 12,00 m²
Bedroom 2: 13,00 m²
Bedroom 3: 14,00 m²
Bedroom 4: 12,00 m²
Bathroom 1: 10,00 m²
Bathroom type: Shower in bath
Bathroom 2 : 6,00 m²
Toilets: 2
Terrace: 30,00 m²
Cellar: 14,00 m²
Attic: 45,00 m²

COMFORT

Furnished: No

ENERGY

EPC score: 136
EPC code: 20250512-0003597521-RES-1
EPC class: B
Isolation: Yes
Double glazing: Yes
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual

TECHNICS

Electricity: Yes

Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Rural residential area
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Asbestos inventory certificate: Yes
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: B
P-score: B
Water-sensitive open space area: No
Summons: No
Servitude: Yes

PARKING

Garage: 1
Parkings outside: Yes
Parkings inside: Yes