



Gemeenteplein 9 , 3040 Huldenberg

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## FOR RENT - DUPLEX

Schoolstraat 35 B4, 3040 Ottenburg

**Rented**

**Ref. 5310784**



Number of bedrooms: 3  
Number of bathrooms: 1

Surf. Living: 138m<sup>2</sup>  
Surf. terrace: 21m<sup>2</sup>

PEB/EPB: 107kwh/m<sup>2</sup>/j

## DESCRIPTION

**Spacious duplex apartment with fantastic terrace in the center of Ottenburg. 1st and 2nd floor of small building. Completely redecorated.**

1st floor: entrance hall with built-in cupboards, separate toilet, spacious living room with sliding door to terrace (southwest facing), open plan fully fitted kitchen.

2nd floor: landing, 3 bedrooms, fitted shower room with walk-in shower, double basin in unit and toilet.  
Underground: separate cellar, 2 underground parking spaces.

Other information: all consumption individually, gas heating, electric stores, electric awning over terrace, very nice view, good location near supermarket, butcher's shop, bakery, public transport, school, industrial zone Wavre, ... €50/month common charges. 138m<sup>2</sup> habitable surface according to EPC

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## FINANCIAL

Price: € 1.300,00 per month

Available date: 01 August 2024

## BUILDING

Habitable surface: 138,00 m<sup>2</sup>

Construction year: 2010

State: Very good state

Floor: 1

Number of floors: 2

## COMFORT

Parlophone: Yes

Elevator: No

## ENERGY

EPC score: 107

EPC class: B

Double glazing: Yes

Heating type: Gas (centr. heat.)

Heating: Individual

## LAYOUT

Entrance hall: Yes

Living room: 55,00 m<sup>2</sup>

Kitchen: 10,00 m<sup>2</sup>, hyper equipped

Nighthall: Yes

Bedroom 1: 10,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bedroom 3: 9,00 m<sup>2</sup>

Bathroom 1: 9,00 m<sup>2</sup>

Bathroom type: All comfort

Toilets: 2

Terrace: 21,00 m<sup>2</sup>

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

## PARKING

Parkings inside: 2