



Gemeenteplein 9 , 3040 Huldenberg

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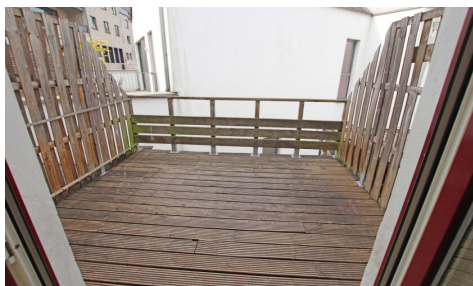
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## FOR SALE - DUPLEX

Waversesteenweg 72, 3090 Overijse

€ 295.000

Ref. 6806731



Number of bedrooms: 2

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 137m<sup>2</sup>

Surf. terrace: 10m<sup>2</sup>

PEB/EPB: 194kwh/m<sup>2</sup>/j

## DESCRIPTION

**Pleasant duplex apartment with terrace, located in the center of Overijse, close to public transport and all necessary amenities.**

Ground floor: spacious private entrance hall with room to store a few bicycles.

First floor: living room with access to the terrace, open-plan fitted kitchen (dishwasher, gas cooker, oven, fridge, and extractor), laundry/storage room.

Second floor: landing with separate toilet, bedroom 1 (9m<sup>2</sup>), bedroom 2 (17m<sup>2</sup>) with mezzanine (7m<sup>2</sup>), fitted bathroom with bathtub and 1 basin in unit.

Additional information: 137 m<sup>2</sup> of living space according to the EPC, gas condensing heatins system, double glazing, EPC label B, intercom, no fixed charges, also an interesting investment opportunity.

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## FINANCIAL

Price: € 295.000,00

Available: At the contract

Land registry income: € 1.291,00

Indexed land registry income: € 2.898,00

Land tax: € 1.014,46

## BUILDING

Habitable surface: 137,00 m<sup>2</sup>

State: Good state

## COMFORT

Elevator: No

## ENERGY

EPC score: 194

EPC code: 20250520-0003604842-RES-1

EPC class: B

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

## LAYOUT

Entrance hall: Yes

Living room: 16,00 m<sup>2</sup>

Kitchen: 20,00 m<sup>2</sup>

Nighthall: 7,00 m<sup>2</sup>

Bedroom 1: 17,00 m<sup>2</sup>

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

Bathroom 1: 8,00 m<sup>2</sup>

Bathroom type: Bath

Toilets: 1

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

Laundry: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone


Building permission: Yes

Parcelling permission: No

Right of pre-emption: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Servitude: No