



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - FLAT

Mezenstraat 2A B0102, 3061 Leefdaal

€ 320.000

Ref. 6328131



Number of bedrooms: 1

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 60m²

Surf. terrace: 5m²

PEB/EPB: 24kwh/m²/j

DESCRIPTION

Energy-efficient 1-bedroom apartment with underground parking, cellar, and terrace located in the center of Leefdaal, within walking distance of a bakery, shop (Carrefour), public transportation...

First floor (with elevator): entrance hall with cloak area, separate toilet with sink, 25m² living room with open-plan fully fitted kitchen, access to covered terrace, spacious bedroom (12m²) with ensuite bathroom (walk-in shower and 1 sink in unit), storage/laundry room.

Additional information: private cellar, 1 underground parking space, 6 solar panels, gas condensing heating system, ventilation system D, water softener...

FINANCIAL

Price: € 320.000,00

Available: At the contract

Land tax: € 710,66

BUILDING

Habitable surface: 60,00 m²

Construction year: 2018

State: Very good state

Floor: 1

COMFORT

Videophone: Yes

Elevator: Yes

ENERGY

EPC score: 24.4

EPC code: 24009-G-

2014_4414/EP12782/A001/D01/SD010

EPC class: A

Double glazing: Yes

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Solar panels: Yes

LAYOUT

Entrance hall: Yes

Living room: 25,00 m²

Kitchen: 7,00 m², hyper equipped

Bedroom 1: 12,00 m²

Bathroom 1: 4,00 m²

Bathroom type: Shower

Toilets: 1

Terrace: 5,00 m²

Laundry: Yes

Cellar: 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: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Parkings inside: 1