



Gemeenteplein 9 , 3040 Huldenberg

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FOR SALE - FLAT

Rozierensesteenweg 5 B4, 3090 Overijse

€ 285.000

Ref. 5911475



Number of bedrooms: 2
Number of bathrooms: 1
Availability: to be agreed upon

Surf. Living: 80m²
Surf. terrace: 6m²

PEB/EPB: 194kwh/m²/j

DESCRIPTION

Apartment with 2 bedrooms located in Maleizen (Overijse), near the highway, public transport, shops...

Second floor (with elevator): entrance hall with separate toilet, 35m² living room with tiled floor, recent fully fitted kitchen, laundry room/storage room, 2 bedrooms (14m² + 8m²) with laminate flooring, fitted bathroom with shower in bath and 2 sinks, terrace.

Other information: EPC label B, electricity CONFORM, quiet building, gas central heating, double glazing, private cellar, built in 1995. Flood report: Building G-score: A - Plot P-score: A - Not located in a flood risk zone.

FINANCIAL

Price: € 285.000,00
Available: To be agreed upon
Land registry income: € 1.271,00
Indexed land registry income: € 2.658,00
Land tax: € 930,42

BUILDING

Habitable surface: 80,00 m²
Construction year: 1995
State: Good state
Floor: 2

COMFORT

Elevator: Yes

ENERGY

EPC score: 194
EPC code: 20240220-0003141042-RES-1
EPC class: B
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LAYOUT

Entrance hall: Yes
Living room: 35,00 m²
Kitchen: 7,00 m²
Bedroom 1: 14,00 m²
Bedroom 2: 8,00 m²
Bathroom 1: 5,00 m²
Bathroom type: Bath
Toilets: 1
Terrace: 6,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Rural residential area
Building permission: Yes
Parcelling permission: No
Right of pre-emption: Yes
Intimation: No
G-score: A
P-score: A
Summons: No
Servitude: No