



Gemeenteplein 9 , 3040 Huldenberg

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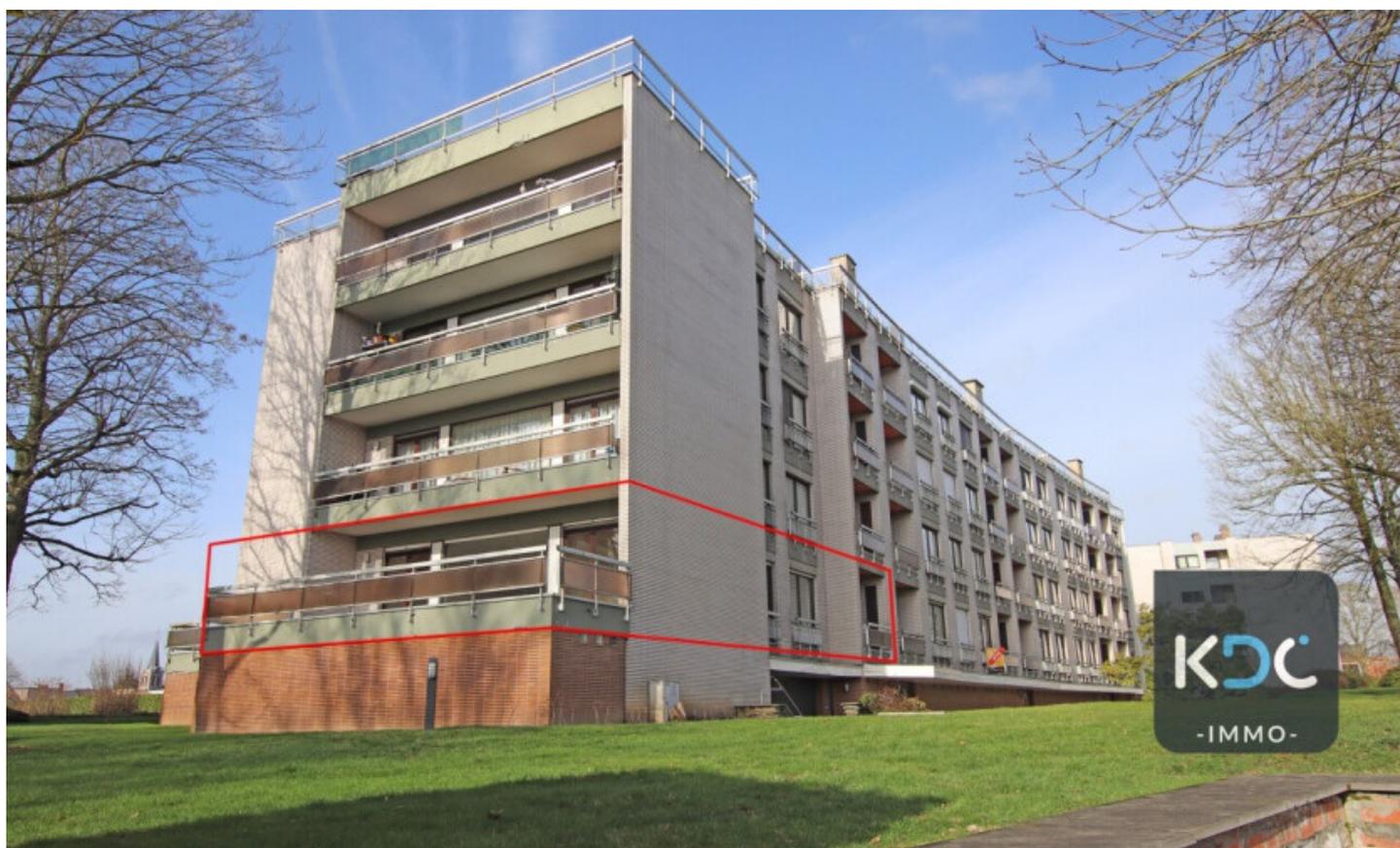
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FOR SALE - FLAT

Poelweg 12 B3, 3090 Overijse

€ 329.000

Ref. 7578218



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

Surf. Living: 100m²
Surf. terrace: 30m²
Neighbourhood: quiet

PEB/EPB: 242kwh/m²/j

DESCRIPTION

Ideally located and pleasant 2-bedroom apartment with beautiful terrace and spacious parking space in Overijse (Maleizen).

Quietly situated, yet within walking distance of all amenities such as bakery, pharmacy, supermarket, restaurants, public transport and motorway access. Excellent connections to Brussels, La Hulpe, Wavre, Rixensart and Genval.

Located on the first floor of a well-maintained building with lift and communal park garden.
Net living area: 100 m².

Layout: Entrance hall with built-in cupboards, spacious and bright living room of approx. 43 m² with access to a very pleasant south-facing terrace, kitchen of 13 m², night hall with built-in cupboards, separate toilet with washbasin, bedroom 1 (13 m²) with terrace and built-in cupboards, bedroom 2 (12 m²) with built-in cupboards, bathroom with bathtub, washbasin and bidet.

Additional information: Cellar included, spacious parking space, shutters throughout, double glazed windows in wooden frames, plenty of natural light and beautiful open views all around.

FINANCIAL

Price: € 329.000,00
Available: To be agreed upon
Land registry income: € 1.230,00
Indexed land registry income: € 2.761,00
Land tax: € 966,00

BUILDING

Habitable surface: 100,00 m²
Construction year: 1973
State: To be renovated
Floor: 1

COMFORT

Furnished: No
Handicap friendly: Yes
Elevator: Yes

ENERGY

EPC score: 242
EPC code: 20260220-0003804038-RES-1
EPC class: C
Double glazing: Yes

LOCATION

Environment: Quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Orientation terrace 1: South

LAYOUT

Entrance hall: Yes
Living room: 43,00 m²
Kitchen: 13,00 m², semi fitted
Nighthall: Yes
Bedroom 1: 13,00 m²
Bedroom 2: 12,00 m²
Bathroom 1: 4,00 m²
Bathroom type: Shower in bath
Toilets: 1
Terrace: 30,00 m²
Cellar: Yes

Windows: Wood

Electricity certificate: Yes, not conform

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Water: Yes

PLANNING

Destination: Agricultural zone

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: A

P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

PARKING

Parkings inside: 1