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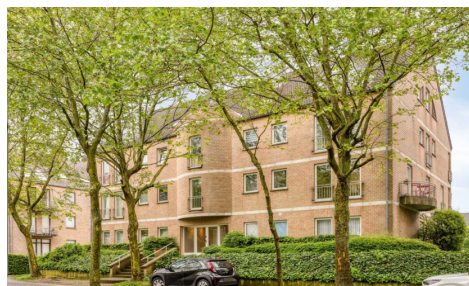
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FOR SALE - FLAT

Avenue Molière 13, 1300 Wavre

€ 245.000

Ref. 7775824



Number of bedrooms: 1
Number of bathrooms: 1
Garages: 1
Availability: tbd with the owner

Surf. Living: 60m²
Neighbourhood: quiet

PEB/EPB: 240kwh/m²/j

DESCRIPTION

Well-located one-bedroom apartment with terrace, garage and 3 cellars in Wavre

Looking for a quiet apartment offering comfort and excellent accessibility? Then this well-maintained one-bedroom apartment is definitely worth a visit. Located on the second floor of a small residence with a lift, built in 1995, it offers 60 m² of living space in a pleasant residential setting.

Layout: entrance hall, separate guest toilet with washbasin, bright 25 m² living room with sliding door opening onto the terrace, fitted kitchen equipped with hob, extractor hood and dishwasher, night hall, spacious bedroom, bathroom with bathtub/shower combination, double washbasin in vanity unit and connection for a washing machine.

Additional features: spacious private garage with electric door, three private cellars, lift in the building and a large visitors' parking area at the rear.

This apartment is an ideal home for first-time buyers, singles or couples, while also representing an excellent investment thanks to its desirable location and low-maintenance character.

Location: Situated in the sought-after residential neighbourhood of "Les Quatre Sapins" on Avenue Molière in Wavre. This peaceful and green environment combines privacy with excellent accessibility. The centre of Wavre, shops, schools, public transport, the railway station and the E411 motorway are all within easy reach, providing fast connections to Brussels, Leuven and Louvain-la-Neuve.

A move-in-ready apartment in a prime location, perfect as a comfortable home or a secure investment.

FINANCIAL

Price: € 245.000,00

VAT applied: No

Available: Tbd with the owner

Land registry income: € 1.147,00

BUILDING

Habitable surface: 60,00 m²

Fronts: 2

Construction year: 1995

State: To be refreshed

Floor: 2

COMFORT

Handicap friendly: Yes

Elevator: Yes

ENERGY

LOCATION

Environment: Quiet, residential area

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Garden: Yes

Orientation terrace 1: South-east

LAYOUT

Entrance hall: Yes

Living room: 25,00 m²

Kitchen: 7,00 m², semi fitted

Nighthall: 3,00 m²

Bedroom 1: 11,00 m²

Bathroom 1: 6,00 m²

Toilets: 1

Cellar: Yes

EPC score: 240
EPC code: 20260715010573
EPC class: C
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual

TECHNICS

Electricity: Yes
Sewage: Yes

PLANNING

Building permission: Not disclosed
Destination: Not disclosed
Intimation: Not disclosed
Right of pre-emption: Not disclosed
Parcelling permission: Not disclosed
Servitude: No

PARKING

Garage: 1
Parkings outside: Yes
Parkings inside: Yes