

Gemeenteplein 9, 3040 Huldenberg

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# **FOR SALE - HOUSE**

€ 295.000

Waversesteenweg 72, 3090 Overijse

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/m²/j

## **DESCRIPTION**

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

<u>Ground floor:</u> spacious private entrance hall with room to store a few bicycles.

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

<u>Second floor:</u> landing with separate toilet, bedroom 1 (9m²), bedroom 2 (17m²) with mezzanine (7m²), fitted bathroom with bathtub and 1 basin in unit.

<u>Additional information:</u> 137 m² 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.

#### **FINANCIAL**

Price: € 295.000,00 VAT applied: No

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>

Fronts: 2

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 m² Kitchen: 20,00 m² Nighthall: 7,00 m² Bedroom 1: 17,00 m² Bedroom 2: 9,00 m² Bathroom 1: 8,00 m² 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