

**For sale -  
Flat**

**€ 330.000**

**1082 Sint-Agatha-Berchem**

**Ref. 6377821**



Number of bedrooms: 3

Surf. Living: 108m<sup>2</sup>

PEB/EPB: 131kwh/m<sup>2</sup>/j

Number of bathrooms: 2

Surf. Plot: 120m<sup>2</sup>

Garages: 1

Surf. terrace: 22m<sup>2</sup>

Availability: at the contract

Neighbourhood: central

# Description

Spacious 3-bedroom flat with large, quiet and sunny terrace Very centrally located within walking distance of shops and public transport! This bright flat is located on the second floor of a well-maintained building and offers a harmonious blend of comfort and style. Enjoy a large south-facing terrace overlooking an oasis of greenery - ideal for relaxing outdoors. Key features: Spacious living room with parquet flooring and direct access to the terrace Well-equipped kitchen with handy storage/laundry room Three bedrooms, including a master bedroom with an en-suite bathroom Additional separate shower room. Modern hall with separate guest toilet and space for a built-in wardrobe. Secured garage box and a handy cellar for extra storage space Energy performance: EPC C - 131 kWh/m<sup>2</sup>/year. This beautiful flat offers everything you need for a luxurious and practical lifestyle. Don't miss the opportunity to make it your new home!

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## Financial

Price: € 330.000,00

VAT applied: No

Available: At the contract

Costs: € 188,00/month

Servitude: No

## Location

Environment: Central, residential area

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## Building

Habitable surface: 108,00 m<sup>2</sup>

Construction year: 2006

State: Minor renovation

Floor: 2

Number of floors: 4

Net area: 104,00 m<sup>2</sup>

Main area: 108 m<sup>2</sup>

Orientation facade: North

## Terrain

Ground area: 120,00 m<sup>2</sup>

Garden: No

Orientation terrace 1: South

## Layout

Living room: 51,50 m<sup>2</sup>

Kitchen: 5,50 m<sup>2</sup>, US fully fitted

Additional kitchen: Yes

Bedroom 1: 14,00 m<sup>2</sup>

Bedroom 2: 11,20 m<sup>2</sup>

Bedroom 3: 8,32 m<sup>2</sup>

Bathroom surface: 5,00 m<sup>2</sup>

Bathroom type: Bath

Shower rooms: 1

Toilets: 2

Terrace: 22,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Attic: No

## Comfort

Furnished: No

Pets allowed: Yes

Handicap friendly: Yes

Parlophone: Yes

Elevator: Yes

Pool: No

## Energy

EPC score: 131 kWh/m<sup>2</sup>/year

EPC total score: 13709 kWh/year

EPC co2 emission: 26

Double glazing: Yes

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

## Technics

Electricity: Yes

Phone cables: Yes

## Planning

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

## **Parking**

Garage: 1  
Parkings inside: No