

**For sale -  
Flat**

**€ 350.000**

**1082 Sint-Agatha-Berchem**

**Ref. 6377821**



Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 1  
Availability: at the contract

Surf. Living: 108m<sup>2</sup>  
Surf. Plot: 120m<sup>2</sup>  
Surf. terrace: 22m<sup>2</sup>  
Neighbourhood: central

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

# Description

Spacious and Elegant 3-Bedroom Flat with Private Terrace - Perfect for Modern Living! Very centrally located! Located on the second floor of a well maintained building, this bright and airy flat offers a harmonious blend of comfort and style. Enjoy a large, private and south-facing terrace ideal for outdoor relaxation. Infiltration due to a water leak from the upstairs neighbour should dry out further. Key Features: Generously sized living room with beautiful parquet flooring and direct access to the terrace Well-equipped kitchen – perfect for those who love to cook Convenient storage/laundry room Three spacious bedrooms, including a master suite with a private en-suite bathroom Additional separate shower room Modern hall with separate guest toilet and cloakroom Secure garage box and a handy cellar for extra storage space Energy Performance: EPC Rating C - 131 kWh/m<sup>2</sup>/year. This stunning flat offers everything you need for practical lifestyle. Don't miss the chance to make it your new home!

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## Financial

Price: € 350.000,00  
VAT applied: No  
Available: At the contract  
Costs: € 188,00/month  
Servitude: No

## 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

## 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

## Location

Environment: Central, residential area  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## 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

## 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