

## For sale - Ground floor

€ 310.000

1040 Etterbeek

Ref. 6348660



Number of bedrooms: 1  
Availability: at the contract

Surf. Living: 75m<sup>2</sup>  
Surf. Plot: 85m<sup>2</sup>  
Neighbourhood: central

# Description

Centrally located ground-floor flat in a pleasant and wide street, living room with open, fully equipped and recent kitchen, bedroom, bathroom ( works to be foreseen ) , separate toilet, laundry, terrace ( veranda to be regularised ), garden with access via stairs to the basement. EPC : F - 292 kWh/m2/year

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## Financial

Price: € 310.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 700,00  
Costs: € 20,00/month  
Servitude: No  
Land tax: € 589,07

## Building

Habitable surface: 75,00 m<sup>2</sup>  
Construction year: 1938  
Renovation: 2021  
State: To be refreshed  
Number of floors: 3  
Net area: 78,00 m<sup>2</sup>  
Gross area: 103,00 m<sup>2</sup>  
Main area: 86 m<sup>2</sup>  
Front width: 6,50 m  
Orientation rear: South  
Orientation facade: East

## Comfort

Furnished: No  
Handicap friendly: No  
Parlophone: Yes  
Elevator: No  
Pool: No

## Energy

Double glazing: Yes  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

## Location

Environment: Central, city  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## Terrain

Ground area: 85,00 m<sup>2</sup>  
Width at the street: 6,50 m  
Garden: Yes (115,00 m<sup>2</sup>)  
Orientation terrace 1: West

## Layout

Kitchen: Yes, hyper equipped  
Bathroom type: Bath  
Toilets: 1  
Cellar: Yes  
Attic: No

## Technics

Electricity: Yes  
Phone cables: Yes

## Planning

Destination: Living zone  
Building permission: No  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
Summons: No

## Parking

Garage: 0  
Parkings outside: 0

Parkings inside: 0