

For sale - Duplex**€ 399.000****Ruisbroeksesteenweg 198 B5, 1600 Sint-Pieters-Leeuw****Ref. 7582752**

Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 159m²Neighbourhood: near railway
stationPEB/EPB: 157kwh/m²/j

Description

Welcome to this spacious, energy-efficient duplex apartment in Sint-Pieters-Leeuw/Ruisbroek. The apartment is located on the first and second floors of the building, with an attic floor. On the first floor, you will find an entrance hall with a separate toilet, the spacious open-plan living area—completely surrounded by large windows that let in plenty of natural light—and the kitchen, which is fully equipped with quality appliances, ideal for those who enjoy cooking in comfort. Adjacent to the kitchen is a practical storage room. The living room gives access to the terrace. On the second floor, there are three spacious, beautifully lit bedrooms and two bathrooms—one with a bathtub and double sink, and one with a walk-in shower. There is also a separate toilet and a practical laundry room. As a bonus, the apartment has a fully furnished/habitable attic of no less than 35m². The apartment is perfectly located, close to all amenities and public transport. Gas central heating with recently renewed boiler and compliant electrical inspection. INCLUDED IN THE PRICE: 2 BASEMENTS AND GARAGE BOX. Don't miss your chance to visit this duplex and contact us. We look forward to welcoming you.

Financial

Price: € 399.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.361,00

Building

Habitable surface: 159,00 m²
Construction year: 2008
Floor: 1
Number of floors: 2
Orientation facade: North-west

Comfort

Furnished: No
Pets allowed: Yes
Elevator: Yes
Pool: No

Energy

EPC score: 157 kWh/m²/year
EPC code: 20250722-0003640849-RES-1
EPC class: B
Double glazing: Yes
Heating type: Gas (centr. heat.)

Location

Environment: Near railway station, Suburb
Shops nearby: 400m
Public transport nearby: 400m
Highway nearby: 1.700m
Sport center nearby: 1.200m

Terrain

Garden: No
Orientation terrace 1: South-east

Layout

Living room: 30,00 m²
Kitchen: Yes, hyper equipped
Bedroom 1: 16,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 12,50 m²
Bathroom surface: 5,50 m²
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 2
Laundry: Yes
Cellar: Yes

Technics

Electricity: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: B

Parking

Garage: 1

Parkings inside: 1