

For sale - Flat

€ 269.500

Brugsesteenweg 125, 9000 Ghent

Ref. 7582788



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

Surf. Living: 77m²
Surf. terrace: 2m²
Neighbourhood: Suburb

PEB/EPB: 181kwh/m²/j

Description

This bright 77 m² apartment is located on the top floor of a small-scale residence, just a 5-minute walk from the Bourgoyen-Ossemeersen nature reserve.

The apartment features 2 bedrooms, a spacious entrance hall, a guest toilet, and a bathroom with a bathtub. Adjacent to the kitchen, there is also a practical storage room.

This property is an excellent investment opportunity, whether for owner-occupation or as a profitable rental property, with a return of 3.6%.

There is also the possibility to rent a garage behind the building.

Financial

Price: € 269.500,00

VAT applied: No

Available: At the contract

Land registry income: € 815,00

Costs: € 75,00/month

Building

Habitable surface: 77,00 m²

Construction year: 1968

State: Very good state

Floor: 3

Number of floors: 3

Comfort

Furnished: No

Videophone: Yes

Elevator: Yes

Energy

EPC score: 181 kWh/m²/year

EPC total score: 181 kWh/year

EPC code: 20260323-000266201RES-2

EPC class: B

EPC co2 emission: 2635

Double glazing: Yes

Heating type: Gas (centr. heat.)

Location

Environment: Suburb

Terrain

Garden: No

Layout

Kitchen: Yes, fully fitted

Bedroom 1: 15,00 m²

Bedroom 2: 11,00 m²

Bathroom type: Shower in bath

Terrace: 2,31 m²

Technics

Electricity: Yes

Phone cables: Yes

Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: Yes

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
18/03/2026

Intimation: Not disclosed

Summons: No