

## For sale - Flat

**€ 260.400**

**9690**

**Kluishagen**

**Ref. 7116214**



Number of bedrooms: 1  
Number of bathrooms: 1

Surf. Living: 66m<sup>2</sup>  
Surf. terrace: 13m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 80kwh/m<sup>2</sup>/j

## Description

Imagine coming home to a modern apartment, surrounded by peace and nature, yet with everything you need close by. That is exactly what Residence Orchidee in Kluisbergen has to offer. This new-build project consists of practical and light-filled 1- and 2-bedroom apartments, designed for people who value comfort and quality. Whether you live alone, with a partner, or are simply looking for a place where you can enjoy life without worries, here you will find an apartment that suits you perfectly. Each home is cleverly laid out, with lots of natural light, contemporary finishes, and sustainable technologies that keep your energy consumption low. So you not only live in style, but also in an energy-efficient and future-oriented way. And then there's the location: Residence Orchidee is located in the heart of Kluisbergen, in the beautiful Flemish Ardennes. A region known for its cycling and walking routes, green surroundings, and cozy village atmosphere. Here you can live in peace and quiet, yet close to shops, restaurants, and transport links. This allows you to combine the best of both worlds: the charm of nature and the practical advantages of a central location. In short: Residence Orchidee is the perfect opportunity to find your own place in a location where quality of life is key. An investment in your future, but above all a place where you will enjoy coming home every day.

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### Financial

Price: € 260.400,00  
Construction value: € 190.400,00  
Value land: € 58.000,00  
Servitude: Yes

### Building

Habitable surface: 66,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 2017  
Floor: 1  
Number of floors: 2  
Orientation facade: North-east

### Comfort

Furnished: No  
Elevator: Yes  
Pool: No

### Energy

EPC score: 80 kWh/m<sup>2</sup>/year  
EPC class: A

### Location

Environment: Central  
School nearby: 240m  
Shops nearby: 3.200m  
Public transport nearby: 220m  
Sport center nearby: 3.800m

### Layout

Living room: 32,00 m<sup>2</sup>  
Kitchen: 6,00 m<sup>2</sup>, fully fitted  
Bedroom 1: 12,31 m<sup>2</sup>  
Bathroom surface: 8,95 m<sup>2</sup>  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 1  
Terrace: 12,67 m<sup>2</sup>

### Technics

Electricity: Yes

### Planning

Destination: Living zone with a cult., hist. and/or aesthetic value  
Building permission: Yes  
Parcelling permission: No  
Right of pre-emption: No  
Intimation: Not disclosed  
Flooding area: Not located in flood area  
G-score:  D  
P-score:  D  
Summons: No

