

Basiliekstraat 58, 1500 Halle

Phone number: 02 307 80 70 **E-mail:** hello@claeswillems.be

For sale - € 222.160 Flat

9690 Ref. 7116430



Number of bedrooms: 1
Number of bathrooms: 1

Surf. Living: 59m² Surf. terrace: 6m²

Neighbourhood: central

PEB/EPB: 80kwh/m²/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.

Financial

Price: € 222.160,00

Construction value: € 160.160,00

Value land: € 50.000,00

Servitude: Yes

Building

Habitable surface: 59,00 m²

Fronts: 2

Construction year: 2017

State: New Floor: 1

Number of floors: 2

Orientation facade: North-east

Comfort

Furnished: No Elevator: Yes Pool: No

Energy

EPC score: 80 kWh/m²/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: 19,00 m² Kitchen: 6,00 m², fully fitted

Bedroom 1: 12,35 m²
Bathroom surface: 6,20 m²
Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 6,03 m²

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: Yes Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: D P-score: D Summons: No