

**For sale -  
Flat****€ 305.000****1830 Machelen****Ref. 5585706**

Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1

Surf. Living: 97m<sup>2</sup>  
Surf. terrace: 7m<sup>2</sup>

# Description

Explore this contemporary 97 m² apartment featuring 2 generous bedrooms and a stylish bathroom with a relaxing bathtub. The open-concept kitchen seamlessly connects to the living area, ideal for entertaining and daily living. Enjoy outdoor moments on the 7.40 m² terrace, and take advantage of the separate toilet and handy storage room. With its bright, airy ambiance and thoughtful design, this apartment is perfect for comfortable living. Purchases with 6% VAT under conditions.

## Financial

Price: € 305.000,00  
Construction value: € 219.500,00  
Value land: € 72.500,00  
Min. rental price: € 1.148,48

## Building

Habitable surface: 97,00 m²  
Construction year: 2024  
State: New  
Floor: 2  
Number of floors: 5

## Comfort

Videophone: Yes  
Elevator: Yes  
Pool: No

## Energy

Double glazing: Yes  
Windows: Aluminium  
Heating type: Gas (centr. heat.)

## Location

School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## Layout

Kitchen: Yes, US hyper equipped  
Bathroom type: Bath  
Toilets: 1  
Terrace: 7,40 m²

## 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: 🏠 D  
P-score: 🚰 D

## Parking

Garage: 1