

## For sale - Flat

**€ 186.000**

**Leopoldlaan 200, 9400 Ninove**

**Ref. 5843583**



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: tbd with the tenant

Surf. Living: 123m<sup>2</sup>

Surf. terrace: 6m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 118kwh/m<sup>2</sup>/j

# Description

Discover this spacious apartment of 123 m2 in a small building with only 5 apartments. It features a generous kitchen, a spacious living room, a bathroom, laundry room, and 3 bedrooms. The location is conveniently situated near major roads and close to the center of Ninove. It offers a pleasant view of the surrounding meadows. No need to worry about parking, as there is a shared parking space for all residents. And as the icing on the cake: you can also purchase the integrated private garage separately.

## Financial

Price: € 186.000,00  
Available: Tbd with the tenant  
Land registry income: € 1.271,00

## Building

Habitable surface: 123,00 m²  
Construction year: 1990  
Floor: 2

## Comfort

Furnished: No  
Videophone: Yes  
Elevator: Yes

## Energy

EPC score: 118 kWh/m²/year  
EPC code: 20240126-0003122165-RES-1  
EPC class: B  
Double glazing: Yes  
Heating type: Gas (centr. heat.)

## Location

Environment: Central, city Center

## Terrain

Garden: No

## Layout

Kitchen: Yes  
Toilets: 1  
Terrace: 6,00 m²

## Planning

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

## Parking

Garage: 1