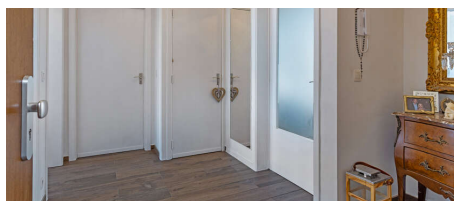


## For sale - Flat

**€ 295.000****Philippe Destrykerlaan 12 B2eL, 1600 Sint-Pieters-  
Leeuw****Ref. 6699553** 

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

Surf. Living: 92m<sup>2</sup>  
Surf. Plot: 92m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 476kwh/m<sup>2</sup>/j

# Description

Welcome to this recently renovated apartment (2019), located on the second and top floor of a small-scale building. Here you live in peace and quiet – with no upstairs neighbours – and enjoy maximum privacy. You enter through a spacious entrance hall that leads to the various rooms of the apartment. The cosy living room with open kitchen features large windows, allowing plenty of natural light to flood the space. The kitchen is modern and fully equipped – perfect for those who love to cook and entertain. The apartment offers two bedrooms and a bathroom with shower. Everything has been carefully finished and is completely ready to move in. An extra asset are the two basement rooms of 6 m² and 12 m². One of them is currently set up as a hobby hair salon – a lovely extra space that can easily be transformed into a workspace, hobby room, or additional storage area. In addition, there is a very spacious garage of 19 m² and an extra parking space in front of the garage, both included in the price. Ideal for two vehicles, bicycles and extra storage.

## Financial

Price: € 295.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.083,00  
Costs: € 10,00/month

## Location

Environment: Quiet, open place  
School nearby: 250m  
Shops nearby: 650m  
Public transport nearby: 160m  
Sport center nearby: 1.100m

## Building

Habitable surface: 92,00 m²  
Fronts: 2  
Construction year: 1968  
Renovation: 2019  
State: Very good state  
Floor: 2  
Number of floors: 2  
Main area: 92 m²  
Orientation facade: North

## Terrain

Ground area: 92,00 m²  
Garden: No

## Layout

Living room: 30,00 m²  
Kitchen: 11,00 m², hyper equipped  
Bedroom 1: 14,64 m²  
Bedroom 2: 9,05 m²  
Bathroom surface: 4,76 m²  
Bathroom type: Shower  
Toilets: 1  
Laundry: Yes  
Cellar: Yes

## Comfort

Furnished: No  
Elevator: No  
Pool: No

## Technics

Electricity: Yes  
Phone cables: Yes

## Energy

EPC score: 476 kWh/m²/year  
EPC code: 20250224-0003536503-RES-1  
EPC class: E  
Double glazing: Yes  
Windows: Vinyl  
Heating type: Gas (centr. heat.)

## Planning

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Intimation: No  
Flooding area: Potential flood area

G-score: C

P-score: C

## **Parking**

Garage: 1

Parkings outside: 1

Parkings inside: 1