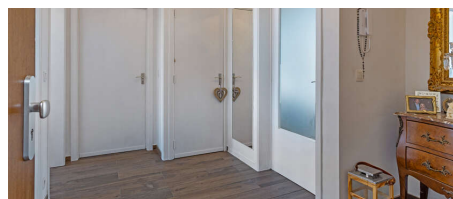


For sale - Flat

€ 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: 92m²
Surf. Plot: 92m²
Neighbourhood: quiet

PEB/EPB: 476kwh/m²/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

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.)

Technics

Electricity: Yes

Phone cables: Yes

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