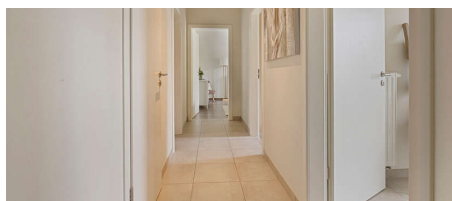


For sale - Ground floor

€ 340.000**Notelarenlaan 31 B1, 1600 Sint-Pieters-Leeuw****Ref. 6801698**

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

Surf. Living: 93m²
Surf. terrace: 23m²

PEB/EPB: 127kwh/m²/j

Description

Peacefully located in a pleasant residential neighbourhood, yet within walking distance of shops, schools, public transport, and other amenities, this spacious ground-floor apartment offers the best of both worlds. Upon entering, you are welcomed by a well-maintained entrance hall with a separate guest toilet. The bright living room with dining area flows seamlessly into the open, fully equipped kitchen with a practical storage room. The apartment features two full-sized bedrooms and a spacious bathroom with a bathtub, shower, and double sink. With two private gardens, you can enjoy outdoor living at both the front and rear of the apartment. A separate garage box is also included in the price, making this property a complete and attractive package.

Financial

Price: € 340.000,00
VAT applied: No
Land registry income: € 1.205,00
Costs: € 138,96/month

Building

Habitable surface: 93,00 m²

Comfort

Furnished: No

Energy

EPC score: 127 kWh/m²/year
EPC code: 20250617-0003626815-RES-1
EPC class: B
Double glazing: Yes

Terrain

Garden: Yes (83,00 m²)

Layout

Kitchen: Yes
Terrace: 23,00 m²
Laundry: Yes

Planning

Destination: Not disclosed
Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: No
Summons: No

Parking

Garage: 1
Parkings inside: Yes