

## For sale - Ground floor with garden

**€ 435.400**

**1785 Merchtem**

**Ref. 6957842**



Number of bedrooms: 2  
Number of bathrooms: 1

Surf. Living: 118m<sup>2</sup>  
Surf. terrace: 43m<sup>2</sup>

## Description

**MANDATORY PURCHASE OF A PARKING SPACE** The above-mentioned prices are excluding VAT. The stated price includes an apartment, a storage room, and a mandatory parking space. There are three price categories for the purchase of a parking space: €21,000: standard parking space €23,000: disabled parking space €26,000: parking space with charging station Welcome to this beautiful new construction project on the Drypikkel in Merchtem, where modern living, comfort and tranquility come together. This recently completed residential project consists of two stylish apartment buildings with a total of 48 spacious and bright apartments. Whether you are looking for a cozy 1-bedroom apartment or a larger living space with 2 or 3 bedrooms, here you are sure to find a place that suits you perfectly. Surface areas range from 84.80 m<sup>2</sup> to 143.20 m<sup>2</sup>, each with a smart layout and high-quality finishes. Moreover, you will enjoy extra comfort thanks to underground parking spaces, private cellars and solar panels that contribute to sustainable and energy-efficient living. Here you live in peace and yet within walking distance of stores, schools and public transport. The connection to surrounding towns and highways is also excellent. Whether you're looking for a first home, want to move to something new or are looking for a value-proof investment, this move-in-ready project offers it all. Feel at home at the Drypikkel - your new place to live is waiting for you.

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### Financial

Price: € 435.400,00  
VAT applied: Yes  
Construction value: € 360.800,00  
Value land: € 49.800,00  
Min. rental price: € 1.266,00

### Building

Habitable surface: 118,00 m<sup>2</sup>  
State: New  
Number of floors: 2

### Comfort

Furnished: No  
Elevator: Yes

### Location

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

### Terrain

Garden: Yes (88,00 m<sup>2</sup>)

### Layout

Kitchen: Yes, fully fitted  
Bedroom 1: 17,95 m<sup>2</sup>  
Bedroom 2: 10,21 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Toilets: 1  
Terrace: 43,40 m<sup>2</sup>

### Planning

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