

**For sale - Residences-  
services****€ 180.000****Zoniënwoudlaan 7 B213, 1640 Sint-Genesius-  
Rode****Ref. 7302993** 

Number of bedrooms: 1  
Number of bathrooms: 1

Surf. Living: 50m<sup>2</sup>  
Neighbourhood: central

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

# Description

This pleasant service flat of approximately 50 m<sup>2</sup> is located on Winderickx Square, in a very central location close to shops, public transport and all daily amenities. The apartment features a bright living area with a separate bedroom. It also includes a bathroom fitted with a shower, as well as a practical storage room providing additional convenience. Furthermore, the service flat offers a terrace with a lovely view of the inner courtyard, ensuring peace and comfort. Thanks to its functional layout and favourable location, this property is ideal for comfortable, worry-free living or as an attractive investment. For more information or to arrange a visit, please contact Claes & Willems Real Estate.

---

## Financial

Price: € 180.000,00

VAT applied: No

## Building

Habitable surface: 50,00 m<sup>2</sup>

Construction year: 2009

State: Good state

## Comfort

Furnished: No

Videophone: Yes

Elevator: Yes

Pool: No

## Energy

EPC score: 118 kWh/m<sup>2</sup>/year

EPC code: 20251224-0003765876-RES-1

EPC class: B

## Location

Environment: Central

School nearby: 500m

Shops nearby: 150m

Public transport nearby: 93m

Sport center nearby: 1.500m

## Terrain

Garden: No

## Layout

Kitchen: Yes

Bathroom type: Shower

## Technics

Electricity: Yes

## Planning

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: C

P-score: C

Water-sensitive open space area: No

## Parking

Parkings inside: No