

FOR SALE - FLAT

Avenue Henry Dunant 1 B17, 1140 Evere

€ 289.000

Ref. 6795110



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 91m²

Surf. terrace: 17m²

PEB/EPB: 170kwh/m²/j

DESCRIPTION

Step into this inviting 91m² apartment, built in 1969. The spacious living area provides all the possibilities for relaxation and togetherness.

The kitchen offers a practical space for culinary activities, overlooking one of the two terraces.

With three bedrooms (12.80 m², 11.8 m², and 11 m²), this apartment offers more than enough space for your family. The bathroom and the separate toilet add to the convenience and functionality of this home.

Additionally, the apartment includes a practical garage with a basement, ideal for extra storage and parking convenience.

The apartment has an EPC score of D and meets the EPC target until 2045.

The location is truly excellent! Situated close to shops, schools, and with quick access to the Brussels ring road (R0), you enjoy optimal accessibility here. Within walking distance, you'll find everything you need to make your life comfortable and pleasant.

Don't miss this opportunity – this apartment could become your new home!

FINANCIAL

Price: € 289.000,00

Available: At the contract

Land registry income: € 1.370,00

BUILDING

Habitable surface: 91,00 m²

Construction year: 1969

State: Good state

Floor: 5

Number of floors: 6

Main area: 91 m²

Orientation facade: South-east

COMFORT

Furnished: No

Concierge: Yes

Parlophone: Yes

ENERGY

EPC score: 170

EPC class: D

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Condensation

Heating: Collective

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

TERRAIN

Garden: No

LAYOUT

Living room: 28,85 m²

Kitchen: 9,75 m²

Bedroom 1: 11,00 m²

Bedroom 2: 11,80 m²

Bedroom 3: 12,80 m²

Bathroom 1: 3,80 m²

Bathroom type: Bath

Toilets: 1

Terrace: 17,00 m²

TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Not disclosed
Parcelling permission: Not disclosed
Right of pre-emption: Not disclosed
Intimation: No legal correction or administrative
measure imposed

PARKING

Garage: 1