

## Flat for sale

Avenue Reine Astrid 139 11 1950 Kraainem

€ 395.000

2 1 100 m<sup>2</sup> 8 m<sup>2</sup> 1



# Description

UNDER OPTION - On the 3rd floor of a small building with lift, bright apartment to be renovated comprising an entrance hall with cloakroom and toilet, living room of +/-37m2 with access to the south-west facing terrace and beautiful open views, separate kitchen, storage room with gas boiler and machine connections, 2 bedrooms of +/-20m2 and +/-17m2, bathroom with shower, bathtub, bidet and sink, cellar in the basement. Garage in addition at the price of €35,000. To see without delay!

## Details

### General information

Construction year  
**1991**

State  
**To be renovated**

Type of construction  
**Semi detached**

Floor  
**3**

Floors  
**3**

Terraces  
**1**

Terrace 1  
**8 m²**  
**south-west**

Garage  
**Yes**

Garages  
**1**

Parking inside  
**Yes**

### Layout

Living room  
**37 m²**

Kitchen  
**Fully fitted**

Bedroom 1  
**20 m²**

Bedroom 2  
**17 m²**

Bathroom  
**shower and bath tub**

Toilets  
**1**

Cellar  
**Yes**

Laundry  
**Yes**

### In the proximity

Environment  
**Free sight**

Shops nearby  
**Yes**

School nearby  
**Yes**  
**3.000 m**

### Dimensions

Habitable surface  
**100 m²**

### Comfort

Handicap friendly  
**No**

Parlophone  
**Yes**

Elevator  
**Yes**

Security door  
**Yes**

Pool  
**No**

### Energy

EPC  
**230 kWh/m²**

Windows  
**Wood**

Electricity certificate  
**Yes, not conform**

Heating type  
**Condensation**

Heating  
**Individual**

### Financial

Price  
**€ 395.000**

Land registry income  
**€ 1.670**

Indexed land registry income  
**€ 3.634**

Costs  
**€ 190 monthly**

Land tax  
**€ 1.255**

VAT applied  
**No**

Reference  
**Astrid 139/11**

Available  
**At the contract**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**

Flooding area  
**Not located in flood area**