

## Flat for sale

Avenue de la Héronnière 92 44 1170 Watermael-Boitsfort

€ 385.000

 2  1  88 m<sup>2</sup>  9 m<sup>2</sup>



# Description

Parc Héronnière - Magnificent renovated apartment of +/-88m2, on the 2nd floor of a building with elevator, situated in a quiet and green area, close to shops and public transport (metro Beaulieu and bus - line 17/41). This nice apartment consists of an entrance with cloakroom, toilet, storage room, a large and bright living-room of +/-28m2 with access to the terrace of +/-8,5m2, open fully equipped kitchen, separate laundry, shower room, 2 bedrooms with acces to the second terrace (+/- 13,5m2 , +/-8m2). Concierge, videophone, cellar, light-features included. Provision for common charges (water, heating, common): 250€/month. Rental contract to be respected. Not to be missed!

## Details

### General information

Construction year  
**2023**

State  
**Very good state**

Floor  
**2**

Terraces  
**2**

Terrace 1  
**9 m²**  
**east**

Parking inside  
**No**

### Layout

Living room  
**28 m²**

Kitchen  
**12 m² (US hyper equipped)**

Bedroom 1  
**14 m²**

Bedroom 2  
**8 m²**

Bathroom  
**shower**

Shower rooms  
**1**

Toilets  
**1**

Laundry  
**Yes**

### In the proximity

Environment  
**Woods**

Shops at  
**800 m**

Public transport at  
**800 m**

Public transport nearby  
**Yes**

### Dimensions

Habitable surface  
**88 m²**

### Comfort

Handicap friendly  
**No**

Videophone  
**Yes**

Elevator  
**Yes**

Pool  
**No**

### Energy

EPC  
**158 kWh/m²**

CO2 emission  
**34kg CO2/m²**

Electricity certificate  
**Yes, conform**

Heating type  
**Gas**

Heating  
**Collective**

### Financial

Price  
**€ 385.000**

Costs  
**€ 250 monthly**

Reference  
**Héronnière 92/44**

Available  
**Tbd with the tenant**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**