

Keystones

T 02 791 69 00 E info@keystones.be

Flat for sale

Rue de la Rive 90 4 1200 Woluwe-Saint-Lambert

€ 525.000



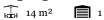
























Description

SHOPPING-ROODEBEEK area - At walking distance of the metro, shops and main roads, in a quiet street, nice apartment of +/-105m2 on the 1st floor of a small recent (2008) building with lift. The apartment is composed of an entrance hall with cloakroom, toilet with washbasin, large living room (parquet floor) with fully equipped american kitchen and access to a terrace of +/-14m2 with open views, 2 bedrooms (parquet) of +/-15m2 and +/-14m2, small terrace on street side, bathroom with bath, shower and double washbasin, laundry room with heating and connection for washing machine and dryer. Cellar and garage in supplement (35.000€). High quality finishings, massive parquet, individual gas heating (HR condensation) - Individual water-gas-electricity meters. Provision for common charges: 167€/month. To see without delay!

Details

Bedroom 2

14 m²

Bathroom

Toilets

2

Cellar

Yes

Yes

Laundry

shower and bath tub

General information Construction year 2008 State Very good state Type of construction Attached Floor Floors Terraces 2 Terrace 1 14 m² south-east Garage Garages 1 Layout Living room 31 m² Kitchen Yes (US hyper equipped) Bedroom 1 15 m²

```
Environment
   Free sight
Shops at
   1.000 m
School nearby
   Yes
   5.000 m
Dimensions
Habitable surface
   105 m<sup>2</sup>
Surface main building
   115 m<sup>2</sup>
Comfort
Handicap friendly
   Yes
Elevator
   Yes
Pool
```

In the proximity

```
Energy
EPC
   98 kWh/m<sup>2</sup>
CO2 emission
   19kg CO2/m<sup>2</sup>
Glazing type
   Thermic and acoustic isol.
Windows
   Wood
Electricity certificate
   Yes, conform
Heating type
   Condensation
Heating
   Individual
Financial
Price
   € 525.000
Land registry income
   € 2.007
Indexed land registry income
   € 3.831
Costs
```

€ 167 monthly I and tax € 2.054 Reference Rive 90/4 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

Flooding area

Not located in flood area