

## Flat for sale

Clos Amanda Stassart 2 11 1200 Woluwe-Saint-Lambert

**€ 398.000**

 1  1  74 m<sup>2</sup>  8 m<sup>2</sup>



# Description

Promenade Verte-Stade Fallon - In a private courtyard, nice recently built apartment of +/-74m² (AC 2021) located on the 3rd floor of a building with lift. It comprises an entrance hall, a spacious and very bright living room of +/-34m² with a fully equipped open-plan kitchen and access to an east-facing terrace of +/-8m², guest WC, a bedroom of +/-14m², a shower room, a laundry and technical room with VMC and connections for a washing machine and dryer, and a cellar in the basement. A parking space is available for an additional €25,000. Opportunity not to be missed!

## Details

### General information

Construction year  
**2021**

Floor  
**3**

Floors  
**5**

Terraces  
**1**

Terrace 1  
**8 m²**  
**east**

Garage  
**Yes**

Parking inside  
**Yes**

Parkings inside  
**1**

### Layout

Living room  
**34 m²**

Kitchen  
**Yes (US hyper equipped)**

Bedroom 1  
**14 m²**

Bathroom  
**shower**

Shower rooms  
**1**

Toilets  
**1**

Cellar  
**Yes**

Laundry  
**Yes**

### In the proximity

Environment  
**Free sight**

Shops at  
**200 m**

School nearby  
**Yes**  
**4.000 m**

### Dimensions

Habitable surface  
**74 m²**

### Comfort

Handicap friendly  
**Yes**

Alarm  
**Yes**

Videophone  
**Yes**

Elevator  
**Yes**

Security door  
**Yes**

Pool  
**No**

### Energy

EPC  
**45 kWh/m²**

CO2 emission  
**12kg CO2/m²**

Glazing type  
**Thermic and acoustic isol.**

Windows  
**Aluminium**

Electricity certificate  
**Yes, conform**

Heating type  
**Condensation**

Heating  
**Collective**

### Financial

Price  
**€ 398.000**

Land registry income  
**€ 1.071**

Indexed land registry income  
**€ 2.404**

Land tax  
**€ 1.286**

Reference  
**Stassart 2/11**

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**