

### 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 +/-74m<sup>2</sup> (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 +/-34m<sup>2</sup> with a fully equipped open-plan kitchen and access to an east-facing terrace of +/-8m<sup>2</sup>, guest WC, a bedroom of +/-14m<sup>2</sup>, 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 m<sup>2</sup>**

**east**

Garage

**Yes**

Parking inside

**Yes**

Parkings inside

**1**

### Layout

Living room

**34 m<sup>2</sup>**

Kitchen

**Yes (US hyper equipped)**

Bedroom 1

**14 m<sup>2</sup>**

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 m<sup>2</sup>**

### Comfort

Handicap friendly

**Yes**

Alarm

**Yes**

Videophone

**Yes**

Elevator

**Yes**

Security door

**Yes**

Pool

**No**

### Energy

EPC

**45 kWh/m<sup>2</sup>**

CO2 emission

**12kg CO2/m<sup>2</sup>**

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**