

Ground floor for sale

Avenue des Anciens Combattants 85 65 1140 Evre

€ 315.000

3 1 110 m² 2



Description

Anciens Combattants area - CASCO APARTMENT - On the ground floor of a building with lift, bright and beautiful space to be converted into an apartment (currently modular office space with glass partitions). The apartment will consist of a living room of +/- 33m2 with open kitchen to be installed, 3 bedrooms of +/-13, 13 and 11m2, office of +/-14m2, bathroom to be installed and separate toilet. Double-glazing - Cellar included in the price and possibility of 2 closed garages in supplement (€30,000/box). A great opportunity in a quiet, residential area, ideally located close to transport, shops and main roads. Highly recommended!

Details

General information

Construction year
1976

State
Very good state

Type of construction
Semi detached

Floors
12

Garage
Yes

Garages
2

Layout

Kitchen
Yes (not fitted)

Bureau
14 m²

Bedroom 1
13 m²

Bedroom 2
13 m²

Bedroom 3
11 m²

Bathroom
not fitted

Toilets
1

Cellar
Yes

In the proximity

Environment
Quiet

Shops nearby
Yes

School nearby
Yes

Public transport nearby
Yes

Dimensions

Habitable surface
110 m²

Surface main building
110 m²

Comfort

Handicap friendly
Yes

Alarm
Yes

Elevator
Yes

Security door
Yes

Pool
No

Energy

EPC
202 kWh/m²

CO2 emission
60kg CO2/m²

Windows
Vinyl

Electricity certificate
Yes, conform

Heating type
Gas (centr. heat.)

Heating
Collective

Financial

Price
€ 315.000

Reference
Anciens Combattants 85

Available
Tbd with the tenant
01 January 2025

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