

## Ground floor for sale

Prinsenjacht 35 3 1933 Sterrebeek

**€ 395.000**

 1  1  70 m<sup>2</sup>  14 m<sup>2</sup>



# Description

Golf course of Sterrebeek "The National" - Magnificent ground-floor apartment of +/- 70m2 in an exceptional environment, comprising an entrance with guest toilet, a bright living room of +/-35m2 with access to a south-west facing terrace of +/- 14m2, open fully equipped kitchen, separate laundry room,1 bedroom with ensuite shower room and toilet. Individual heating with gas (floor heating), videophone, alarm system, cellar, and underground parking for 30.000€. Lease to be respected (apartment rented until 31/10/2025). Recent apartment without VAT! Not to be missed! The golf domain offers an exceptional living environment, only 2 steps from all facilities (shops, David Lloyd, international schools) and public transport (tram 39 Montgomery). Close to the capital, Sterea offers a truly unique lifestyle.

## Details

### General information

Construction year  
**2019**

State  
**Very good state**

Floors  
**2**

Terraces  
**1**

Terrace 1  
**14 m²**  
**south-west**

Garage  
**Yes**

Parking inside  
**Yes**

Parkings inside  
**1**

### Layout

Living room  
**35 m²**

Kitchen  
**Yes (US hyper equipped)**

Bedroom 1  
**12 m²**

Bathroom  
**shower**

Toilets  
**2**

Laundry  
**Yes**

### In the proximity

Environment  
**Golf**

Shops nearby  
**Yes**

School nearby  
**Yes**

Public transport nearby  
**Yes**

### Dimensions

Habitable surface  
**70 m²**

### Comfort

Handicap friendly  
**No**

Alarm  
**Yes**

Videophone  
**Yes**

Elevator  
**Yes**

Pool  
**No**

### Energy

EPC  
**62 kWh/m²**

Electricity certificate  
**Yes, conform**

Heating type  
**Floor heating**

Heating  
**Individual**

### Financial

Price  
**€ 395.000**

VAT applied  
**No**

Reference  
**Prinsenjacht 35/3**

Available  
**Tbd with the tenant**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Yes**

Right of pre-emption  
**Not disclosed**