

## FOR SALE - FLAT

Avenue Henry Dunant 1 B17, 1140 Evere

€ 289.000

Ref. 6795110



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 91m<sup>2</sup>

Surf. terrace: 17m<sup>2</sup>

PEB/EPB: 170kwh/m<sup>2</sup>/j

## DESCRIPTION

Step into this inviting 91m<sup>2</sup> apartment, built in 1969. The spacious living area provides all the possibilities for relaxation and togetherness.

The kitchen offers a practical space for culinary activities, overlooking one of the two terraces.

With three bedrooms (12.80 m<sup>2</sup>, 11.8 m<sup>2</sup>, and 11 m<sup>2</sup>), this apartment offers more than enough space for your family. The bathroom and the separate toilet add to the convenience and functionality of this home.

Additionally, the apartment includes a practical garage with a basement, ideal for extra storage and parking convenience.

The apartment has an EPC score of D and meets the EPC target until 2045.

The location is truly excellent! Situated close to shops, schools, and with quick access to the Brussels ring road (R0), you enjoy optimal accessibility here. Within walking distance, you'll find everything you need to make your life comfortable and pleasant.

Don't miss this opportunity – this apartment could become your new home!

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## FINANCIAL

Price: € 289.000,00

Available: At the contract

Land registry income: € 1.370,00

## BUILDING

Habitable surface: 91,00 m<sup>2</sup>

Construction year: 1969

State: Good state

Floor: 5

Number of floors: 6

Main area: 91 m<sup>2</sup>

Orientation facade: South-east

## COMFORT

Furnished: No

Concierge: Yes

Parlophone: Yes

## ENERGY

EPC score: 170

EPC class: D

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Condensation

Heating: Collective

## LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Garden: No

## LAYOUT

Living room: 28,85 m<sup>2</sup>

Kitchen: 9,75 m<sup>2</sup>

Bedroom 1: 11,00 m<sup>2</sup>

Bedroom 2: 11,80 m<sup>2</sup>

Bedroom 3: 12,80 m<sup>2</sup>

Bathroom 1: 3,80 m<sup>2</sup>

Bathroom type: Bath

Toilets: 1

Terrace: 17,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: No legal correction or administrative  
measure imposed

## **PARKING**

Garage: 1