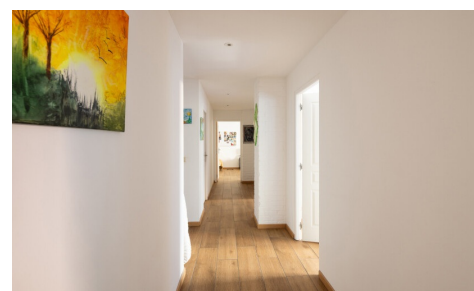


**FOR SALE - GROUND FLOOR**

**€ 425.000**

**Hallesesteenweg 47 B0001, 1640 Sint-Genesius-Rode**

**Ref. 7686330**



Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 167m<sup>2</sup>  
Surf. terrace: 42m<sup>2</sup>

PEB/EPB: 117kwh/m<sup>2</sup>/j

## DESCRIPTION

Discover this spacious ground-floor apartment with a living area of 167 m<sup>2</sup>, where space, light and comfort come together beautifully. With three bedrooms, two bathrooms, an open kitchen and a lovely terrace, this apartment offers a warm and comfortable home close to all amenities.

The bedrooms of 26 m<sup>2</sup>, 20 m<sup>2</sup> and 20 m<sup>2</sup> offer plenty of possibilities. One room could perfectly be used as a home office, dressing room, hobby space or practice room, ideal for working from home. The two bathrooms also provide additional comfort and privacy.

The bright 67 m<sup>2</sup> living area with open kitchen is the heart of the apartment. A welcoming and cosy space, perfect for everyday living and entertaining family and friends.

With an EPC label B, the apartment is also energy-efficient and comfortable to live in.

An additional highlight is the lovely terrace, perfect for enjoying a coffee break, an aperitif or long summer evenings. A covered parking space (still to be finished) completes the property.

Shops, restaurants, schools and public transport are all within walking distance, while Brussels and the surrounding municipalities remain easily accessible.

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## FINANCIAL

Price: € 425.000,00

Available: At the contract

Land registry income: € 1.653,00

## BUILDING

Habitable surface: 167,00 m<sup>2</sup>

Renovation: 2018

State: Very good state

## COMFORT

Furnished: No

Elevator: No

## ENERGY

EPC score: 117

EPC code: 0003863767-RES-1

EPC class: B

Double glazing: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

## TERRAIN

Orientation terrace 1: South-west

## LAYOUT

Living room: 60,00 m<sup>2</sup>

Kitchen: 9,00 m<sup>2</sup>

Bedroom 1: 26,00 m<sup>2</sup>

Bedroom 2: 20,00 m<sup>2</sup>

Bedroom 3: 20,00 m<sup>2</sup>

Toilets: 3

Terrace: 42,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Not disclosed

Destination: Not disclosed

Intimation: Not disclosed

Right of pre-emption: Not disclosed

Parcelling permission: Not disclosed

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
06/05/2026  
G-score: A  
P-score: C

## **PARKING**

Parkings inside: 1