IMMO DE BRUYCKERE

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FOR SALE - GROUND FLOOR

€ 425.000

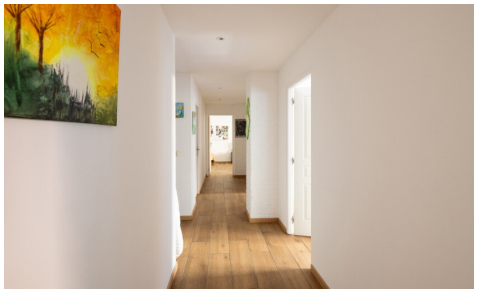
Hallesesteenweg 47 B0001, 1640 Sint-Genesius-Rode

Ref.









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

Surf. Living: 167m²
Surf. terrace: 42m²

PEB/EPB: 117kwh/m²/j

DESCRIPTION

Discover this spacious ground-floor apartment with a living area of 167 m², 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 m², 20 m² and 20 m² 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 m² 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 completes the property.

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

FINANCIAL

Price: € 425.000,00
Available: At the contract
Land registry income: € 1.653,00

BUILDING

Habitable surface: 167,00 m²
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 m²
Kitchen: 9,00 m²
Bedroom 1: 26,00 m²
Bedroom 2: 20,00 m²
Bedroom 3: 20,00 m²
Toilets: 3
Terrace: 42,00 m²

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

PARKING

Parkings inside: 1