






## Flat for sale

Rue de la Rive 90 4 1200 Woluwe-Saint-Lambert

**€ 525.000**

 2  1  105 m<sup>2</sup>  14 m<sup>2</sup>  1



# Description

UNDER OPTION!!!! - SHOPPING-ROODEBEEK area - At walking distance of the metro, shops and main roads, in a quiet street, nice apartment of +/- 105m2 on the 1st floor of a small recent (2008) building with lift. The apartment is composed of an entrance hall with cloakroom, toilet with washbasin, large living room (parquet floor) with fully equipped american kitchen and access to a terrace of +/-14m2 with open views, 2 bedrooms (parquet) of +/- 15m2 and +/-14m2, small terrace on street side, bathroom with bath, shower and double washbasin, laundry room with heating and connection for washing machine and dryer. Cellar and garage in supplement (35.000€). High quality finishings, massive parquet, individual gas heating (HR condensation) - Individual water-gas-electricity meters. Provision for common charges: 167€/month. To see without delay!

## Details

<b>General information</b>	<b>In the proximity</b>	<b>Energy</b>
Construction year <b>2008</b>	Environment <b>Free sight</b>	EPC <b>98 kWh/m²</b>
State <b>Very good state</b>	Shops at <b>1.000 m</b>	CO2 emission <b>19kg CO2/m²</b>
Type of construction <b>Attached</b>	School nearby <b>Yes</b>	Glazing type <b>Thermic and acoustic isol.</b>
Floor <b>1</b>		Windows <b>Wood</b>
Floors <b>4</b>		Electricity certificate <b>Yes, conform</b>
Terraces <b>2</b>		Heating type <b>Condensation</b>
Terrace 1 <b>14 m²</b>		Heating <b>Individual</b>
<b>south-east</b>		
Garage <b>Yes</b>		
Garages <b>1</b>		
	<b>Dimensions</b>	
	Habitable surface <b>105 m²</b>	
	Surface main building <b>115 m²</b>	
	<b>Comfort</b>	<b>Financial</b>
	Handicap friendly <b>Yes</b>	Price <b>€ 525.000</b>
	Elevator <b>Yes</b>	Land registry income <b>€ 2.007</b>
	Pool <b>No</b>	Indexed land registry income <b>€ 3.831</b>
		Costs <b>€ 167 monthly</b>
<b>Layout</b>		Land tax <b>€ 2.054</b>
Living room <b>31 m²</b>		Reference <b>Rive 90/4</b>
Kitchen <b>Yes (US hyper equipped)</b>		Available <b>Tbd with the tenant</b>
Bedroom 1 <b>15 m²</b>		
Bedroom 2 <b>14 m²</b>		
Bathroom <b>shower and bath tub</b>		<b>Spatial planning</b>
Toilets <b>2</b>		Destination <b>Not disclosed</b>
		Building permission <b>Not disclosed</b>
Cellar <b>Yes</b>		Intimation <b>Not disclosed</b>
Laundry <b>Yes</b>		Parcelling permission <b>Not disclosed</b>
		Right of pre-emption <b>Not disclosed</b>
		Flooding area <b>Not located in flood area</b>