




## Ground floor for sale

Avenue de l'Aulne 95 37 1180 Uccle

**€ 195.000**

 1  1  53 m<sup>2</sup>



# Description

GATTI DE GAMOND/DECROLY - Ground floor apartment of approximately 53m<sup>2</sup> in a building with lift, ideally located close to all facilities and main roads. The apartment consists of an entrance hall, living room of approximately 22m<sup>2</sup> with nice open view, fitted kitchen, one bedroom (approximately 13m<sup>2</sup>), bathroom, and cellar (NO TERRACE). Outdoor parking is available for residents of the building (firs in, first served). Central gas heating - Electrical system compliant - Common charges (including water and heating): €185/month (operating fund) + €62/month (reserve fund) - Rental obligation to be respected - To be seen without delay!

## Details

### General information

Construction year  
**1965**

State  
**Good state**

Type of construction  
**Attached**

Floors  
**14**

### Layout

Living room  
**22 m<sup>2</sup>**

Kitchen  
**Yes (fully fitted)**

Bedroom 1  
**13 m<sup>2</sup>**

Bathroom  
**shower in bath**

Toilets  
**1**

Cellar  
**Yes**

### In the proximity

Environment  
**Quiet**

Shops nearby  
**Yes**

School nearby  
**Yes**

Public transport nearby  
**Yes**

### Dimensions

Habitable surface  
**53 m<sup>2</sup>**

Surface main building  
**53 m<sup>2</sup>**

### Comfort

Handicap friendly  
**Yes**

Elevator  
**Yes**

Pool  
**No**

### Energy

EPC  
**359 kWh/m<sup>2</sup>**

CO2 emission  
**72kg CO2/m<sup>2</sup>**

Windows  
**Vinyl**

Electricity certificate  
**Yes, conform**

Heating type  
**Gas**

Heating  
**Collective**

### Financial

Price  
**€ 195.000**

Land registry income  
**€ 924**

Indexed land registry income  
**€ 2.074**

Costs  
**€ 247 monthly**

Land tax  
**€ 1.045**

VAT applied  
**No**

Reference  
**Aulne 95/37**

Available  
**Tbd with the tenant**

### Spatial planning

Destination  
**Living zone**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**

Flooding area  
**Not located in flood area**