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FOR SALE - FLAT

€ 295.000

Geelsebaan 76 B2, 2460 Kasterlee

Ref. 7065608









Number of bedrooms: 1 Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 86m² Surf. terrace: 18m²

Neighbourhood: woods

PEB/EPB: 143kwh/m²/j

DESCRIPTION

Ground floor flat with beautiful green views in Kasterlee

Looking for a quiet flat with all mod cons, surrounded by greenery yet close to the bustling centre? This ready-to-move-in ground floor flat in Kasterlee offers it all.

Unique location

The flat is in a prime location, right next to the fairytale Kabouterberg forest and within walking distance of the lively village centre with its cosy terraces, shops and restaurants. Here you can combine the tranquillity of nature with the proximity of all amenities.

Layout

Upon entering, you are welcomed into a bright, spacious living room that gives direct access to the large terrace with a beautiful green view – a place where you can relax and unwind.

The kitchen is practically furnished and equipped with everyday necessities. The flat also has a spacious bedroom and a bathroom with a washbasin and built-in storage cupboards.

Extra comfort

Your living comfort is completed by an indoor parking space (shared additional cost: €29,500), accessible by stairs or lift. The underground garage also has a spacious, communal bicycle storage area.

Advantages at a glance

Ground floor flat with terrace and green views

Unique location on the Kabouterberg

Within walking distance of the centre of Kasterlee

Spacious living room and bedroom

Underground parking space and bicycle storage

This flat is ideal for those who love peace, nature and comfort, without compromising on accessibility.

FINANCIAL

Price: € 295.000,00 VAT applied: No

Available: At the contract

Land registry income: € 900,00

BUILDING

Habitable surface: 86,00 m²

Fronts: 2

Construction year: 2009

State: Good state Front width: 24,40 m

LOCATION

Environment: Woods, quiet

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes Sport center nearby: Yes

TERRAIN

Garden: No

Orientation terrace 1: South-west

LAYOUT

Living room: 33,72 m²

COMFORT

Furnished: No

Handicap friendly: Yes

Elevator: Yes Pool: Yes

ENERGY

EPC score: 143

EPC code: 20200202-0002243546-RES-1

EPC class: B

Double glazing: Yes, thermic isol. Windows: Thermal aluminium Electricity certificate: Yes, conform

Heating type: Gas Heating: Individual Kitchen: Yes, US hyper equipped

Bedroom 1: 16,23 m² Bathroom 1: 7,60 m²

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 1

Terrace: 18,00 m² Laundry: Yes Cellar: Yes

TECHNICS

Electricity: Yes Phone cables: Yes Sewage: Yes Gas: Yes

Water: Yes

PLANNING

Destination: Living zone Building permission: Yes Parcelling permission: Yes Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A P-score: A Summons: No Servitude: No

PARKING

Garage: 1

Parkings outside: Yes Parkings inside: 1