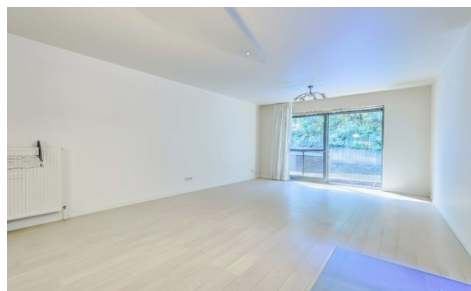


## FOR SALE - FLAT

Geelsebaan 76 BA3, 2460 Kasterlee

€ 295.000

Ref. 3078 AK



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 86m<sup>2</sup>  
Surf. terrace: 18m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 143kwh/m<sup>2</sup>/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.

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## FINANCIAL

Price: € 295.000,00

VAT applied: No

Available: At the contract

Land registry income: € 900,00

## BUILDING

Habitable surface: 86,00 m<sup>2</sup>

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 m<sup>2</sup>

## 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 m<sup>2</sup>

Bathroom 1: 7,60 m<sup>2</sup>

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 1

Terrace: 18,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

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