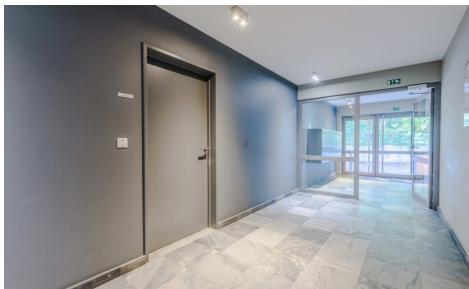


## FOR SALE - FLAT

Geelsebaan 76 BA3, 2460 Kasterlee

€ 255.000

Ref. 3079 AK



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

Surf. Living: 85m<sup>2</sup>  
Surf. terrace: 13m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 171kwh/m<sup>2</sup>/j

## DESCRIPTION

Stylish ground floor flat with terrace in Kasterlee

This ready-to-move-in flat combines tranquillity, comfort and a prime location. You will be living here near the beautiful Kabouterberg forest, within walking distance of the town centre with its cosy terraces, shops and restaurants.

### Layout

The bright living room offers direct access to a spacious terrace with a peaceful green view. Adjacent to this is the open, fully equipped kitchen. There is also a spacious bedroom and a modern bathroom with shower, double washbasin and practical storage cupboards.

### Extra comfort

An indoor parking space (additional cost €29,500), accessible by stairs or lift, completes your comfort. There is a spacious communal bicycle storage area in the underground garage.

### Unique extras

Communal area with kitchen and sanitary facilities, free for residents to use.

Possibility to acquire a share in the indoor swimming pool with wellness facilities.

### Advantages

Ground floor flat with terrace and green views

Unique location on Kabouterberg

Within walking distance of Kasterlee town centre

Spacious living room, bedroom and bathroom

Underground parking space and bicycle storage

An ideal flat for those who want to combine peace, nature and comfort with accessibility.

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## FINANCIAL

Price: € 255.000,00

VAT applied: No

Available: At the contract

Land registry income: € 900,00

## BUILDING

Habitable surface: 85,00 m<sup>2</sup>

Fronts: 2

Construction year: 2009

State: Good state

## 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

Front width: 2.440,00 m

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: Yes

Pool: Yes

## ENERGY

EPC score: 171

EPC code: 20200202-0002243561-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Thermal aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## LAYOUT

Living room: 33,23 m<sup>2</sup>

Kitchen: Yes, US hyper equipped

Bedroom 1: 11,62 m<sup>2</sup>

Bedroom 2: 6,77 m<sup>2</sup>

Bathroom 1: 6,17 m<sup>2</sup>

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 13,00 m<sup>2</sup>

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