

# **Keystones**

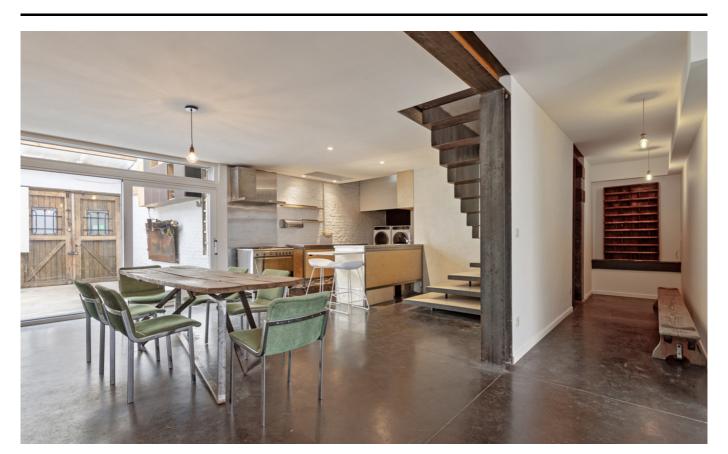
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**(≜**) 200 m<sup>2</sup>

411) 233 m<sup>2</sup>

€ 495.000 1 25 m²













## **Description**

SOLD!!!!! - LOFT STYLE - HOUSING AND ARTIST'S STUDIO - In an inner area, previous workshop renovated with building permit (2014) into housing and artist's studio - Hidden from view nestles a totally atypical property with unique finishes inspired by the creator of the place (artist) meant for candidates looking for something exceptional. The space consists, on the ground floor, of an open kitchen with living area of +/-36 m2 associated with the large open space serving as an artist's studio with access to the courtyard/garden. Upstairs, bedroom of +/-22m2 with shower room and access to the terrace. A workshop area/storage space of +/-30m2 is currently organized into 2 separate spaces and a shower room. Gas boiler (condensation), PEB D, electricity conformity, double-glazed wooden frames, mortex on the ground floor and wooden floor upstairs, lots of built-in closets - Worth to be seen!

### **Details**

#### **General information**

Construction year

1930

Renovation

2014

State

Very good state

Type of construction

Attached

Floors

2

Terraces

2

Terrace 1

25 m<sup>2</sup>

Parking inside

No

#### Layout

Kitchen

Yes (US fully fitted)

Bureau

Yes

Bedroom 1

22 m²

Bedroom 2

13 m²

Bedroom 3

12 m<sup>2</sup>

Bathroom

shower

Shower rooms

2

Toilets

2

Laundry

Yes

#### In the proximity

Environment

Central

Shops nearby

Yes

School nearby

Yes

Public transport nearby

Yes

#### **Dimensions**

Ground area

233 m<sup>2</sup>

Habitable surface

200 m<sup>2</sup>

Front width

7 m

#### Comfort

Handicap friendly

No

Parlophone

Yes

Elevator

No

Pool

No

#### Energy

EPC

162 kWh/m²

CO2 emission

32kg CO2/m<sup>2</sup>

Glazing type

Acoustic isol.

Windows

Wood

Electricity certificate

Yes, conform

Heating type Condensation

Heating

Individual

#### **Financial**

Price

€ 495.000

Land registry income

€ 946

Indexed land registry income

€ 1.655

Land tax

€ 918

Reference

Menin 59+

Available

At the contract

#### **Spatial planning**

Destination

Not disclosed

Building permission

Yes

Intimation

Not disclosed

Parcelling permission Not disclosed

Right of pre-emption

Not disclosed

Flooding area

Not located in flood area