

**Flat for sale**

Scheutboschlaan 34 4 1080 Sint-Jans-Molenbeek

**€ 245.000**

 2  1  101 m<sup>2</sup>  1



# Description

Spacious bright apartment in a small well-maintained '94 co-ownership with lift, located on the 1st floor and comprising an entrance hall with built-in cloakroom and guest toilet, a double door gives access to a large living space with fireplace (cassette), large separate fitted kitchen with space for a dining table and adjoining storage room. Both the living space and the kitchen give access to 1 of the 2 terraces. Night hall with bathroom (double washbasin, toilet and shower), laundry room and 2 spacious bedrooms with access to a west-facing terrace. Cellar included. Underground garage box obligatory to buy (€30.000). Very pleasant and spacious flat in good condition in a quiet residential street with trees. Absolutely recommended!

## Details

### General information

Construction year  
**1994**

State  
**Good state**

Type of construction  
**Attached**

Floor  
**1**

Floors  
**4**

Terraces  
**2**

Terrace 1  
**west**

Garage  
**Yes**

Garages  
**1**

Parking inside  
**Yes**

Parkings inside  
**1**

### Layout

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

Kitchen  
**22 m<sup>2</sup> (fully fitted)**

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

Bedroom 2  
**10 m<sup>2</sup>**

Bathroom  
**all comfort**

Toilets  
**2**

Cellar  
**Yes**

Laundry  
**Yes**

### In the proximity

Environment  
**Quiet**

Shops nearby  
**Yes**

School nearby  
**Yes**

Public transport nearby  
**Yes**

### Dimensions

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

### Comfort

Handicap friendly  
**No**

Elevator  
**Yes**

Pool  
**No**

### Energy

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

CO2 emission  
**40kg CO2/m<sup>2</sup>**

Windows  
**Vinyl**

Electricity certificate  
**Yes, not conform**

Heating type  
**Electrical**

Heating  
**Individual**

### Financial

Price  
**€ 245.000**

Land registry income  
**€ 1.536**

Reference  
**Scheutbosch**

Available  
**At the contract**

### Spatial planning

Destination  
**Not disclosed**

Building permission  
**Not disclosed**

Intimation  
**Not disclosed**

Parcelling permission  
**Not disclosed**

Right of pre-emption  
**Not disclosed**

Flooding area  
**Not located in flood area**