

SPACIOUS AND BRIGHT 3-BEDROOM APARTMENT WITH 16 M² SOUTH-FACING TERRACE



Avenue Van Overbeke 212, 1083 Ganshoren

Reference: 4480 | Apartment with 3 bedrooms

€230.000



105 m²



3



1



146 kWh/m²

Discover this very pleasant and spacious 3-bedroom apartment of approximately 105 m², ideally located on the 3rd floor of a well-maintained building in Ganshoren. Thanks to its excellent layout, abundant natural light and south-facing terrace of approximately 16 m², this property offers a perfect combination of space, comfort and quality of life.

The spacious and bright living room of approximately 31 m² forms the heart of the apartment. Large windows provide plenty of natural light and offer direct access to the sunny terrace with a pleasant view over the surrounding greenery. An ideal place to relax, enjoy a meal with family or friends, or simply make the most of the sunshine.

The well-maintained and fully equipped kitchen of approximately 7 m² is practically arranged and also provides direct access to the terrace, offering additional everyday comfort.

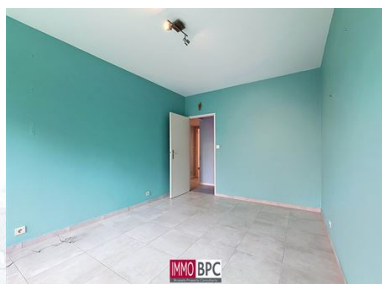
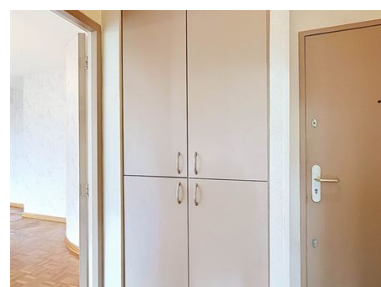
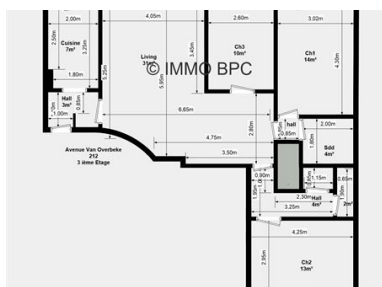
The apartment features three well-sized bedrooms measuring approximately 14 m², 13 m² and 10 m². The main

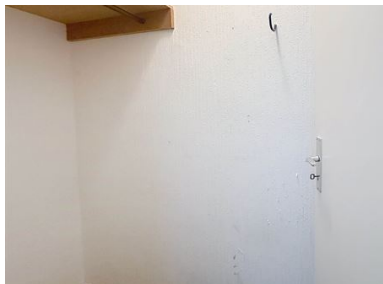
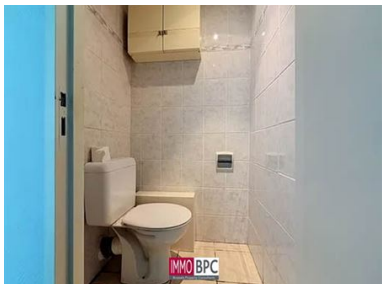
bedroom also benefits from its own private sanitary area. In addition, there is a second fitted bathroom/shower room located centrally in the apartment, as well as a separate guest toilet. A practical dressing area provides additional storage space.

The attractive parquet flooring, careful finishes and functional layout give the apartment a warm and timeless character. Thanks to its generous living spaces and multiple sanitary facilities, this property is particularly suitable for a family or for anyone looking for spacious and comfortable living.

The location is another major advantage. The apartment is situated in a quiet and green area of Ganshoren, with shops, schools, public transport and numerous amenities close by. Parks and green spaces are within easy reach, while the main road connections are also easily accessible.

Pictures





Details

Financial

Price	€230.000
Available	Onact
Cadastral income (non-indexed)	€1.239,00
Charges: Cold water, warm water, heating, elevator, syndic, reserve bill, insurance, maintenance common parts	€433,00

Building

Year built	1969
Condition	very well maintained
Habitable area	105 m ²
Floor	3
Total floors	18
Roof type	Not communicated

Ground

Terrace	Yes, 11 m ² , South
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Comfort

Lift	Yes
Interior comfort	

Interior

Third floor

	3 m ² . parquet
	31 m ² . parquet
	7 m ² . Double-sink, Extractor, Cermic stove, , , , . Tiles
	14 m ² . Tiles
	13 m ² . Tiles
	10 m ² . Tiles
	4 m ² . parquet
	4 m ² . Wall tiles, Washbasin, . Tiles
storage	2 m ² . Tiles
Terrace 1	16 m ² .
	5 m ² .

Basement(-1)

	2 m ² .

Energy

Heating	Common Central heating on gas
Windows	Double glazing pvc
Electricity certification	Yes, not-conform

Urban

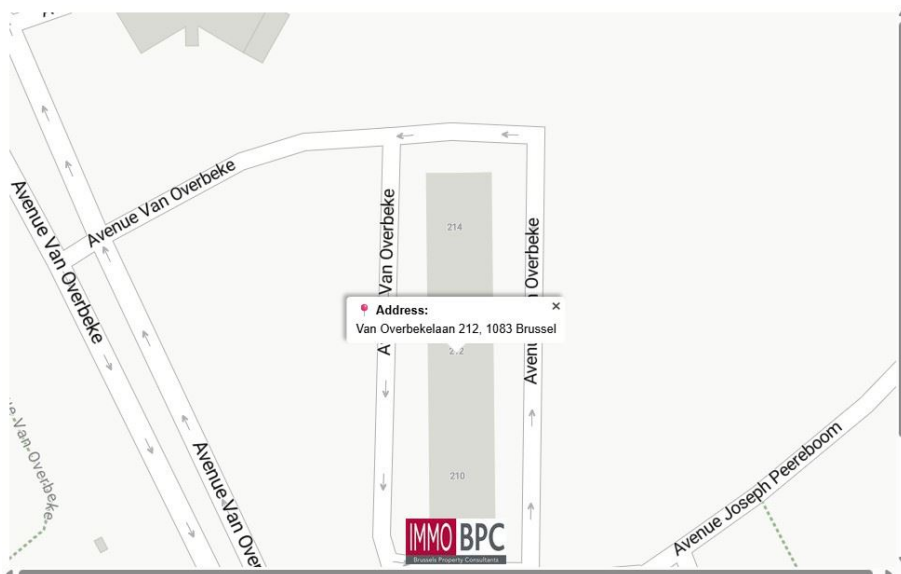
Destination	Requested
Summons	No judicial recovery measure or administrative measure
Preemptive Rights	No
Permit	Yes
Allotment permit	Not applicable

EPC

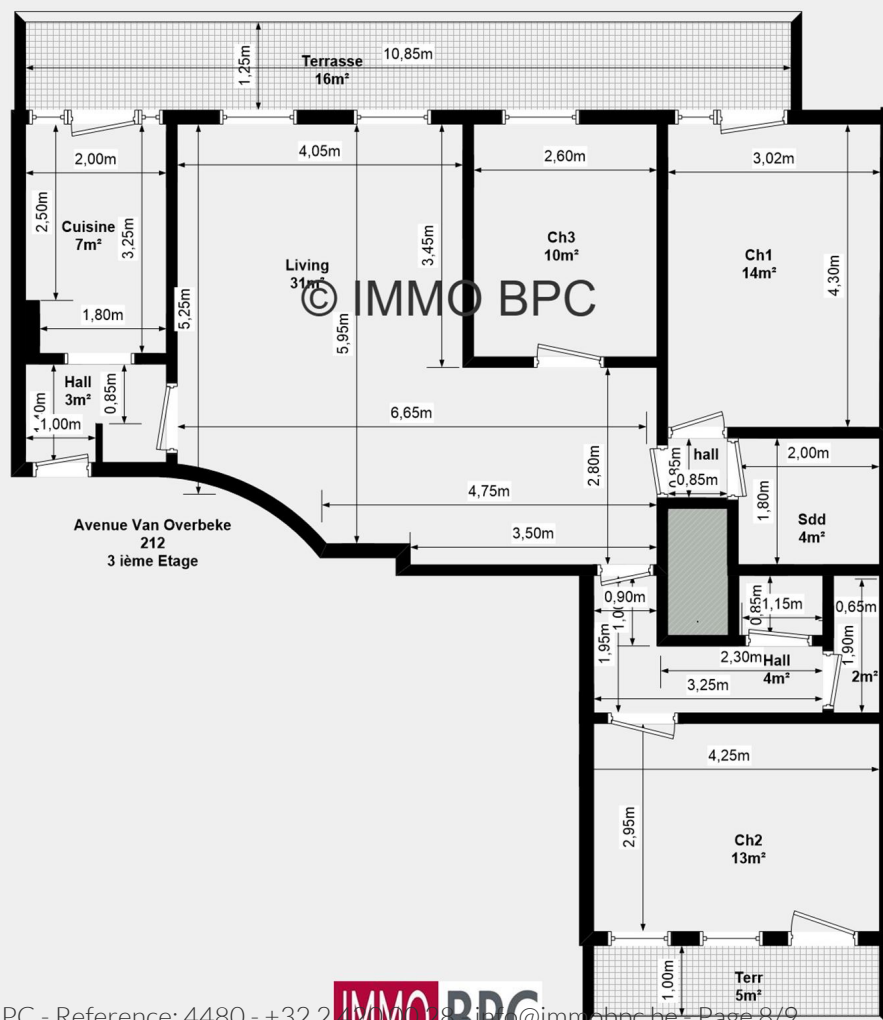
EPC	146 kWh/m ²
EPC label	
EPC code	20260927-0000767404-01-2
EPC valid until	27/09/2036
CO2 emission	29 kg/(m ² .year)

Location and surroundings

Address: Avenue Van Overbeke 212, 1083 Ganshoren



Floor plan(s)



Interested in this property?

Your IMMO BPC agents are happy to help you!

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