

Bright 99 m² apartment with a 29 m² south-facing terrace and the option of a garage

Avenue Van Overbeke 198, 1083 Ganshoren

Reference: 4495 | Apartment with 2 bedrooms

€225.000



99 m²



1



99 kWh/m²

This well-maintained apartment in Ganshoren offers a wonderful combination of space, natural light and outdoor living. With 99 m² of living space and a practical layout, it is a place where you can quickly feel at home.

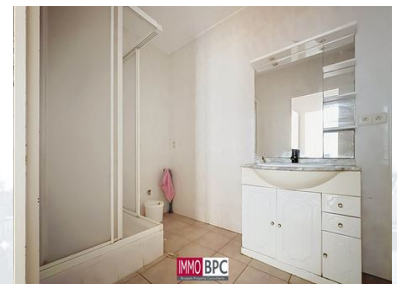
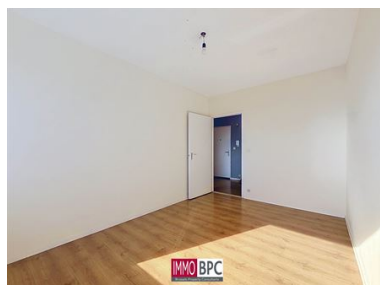
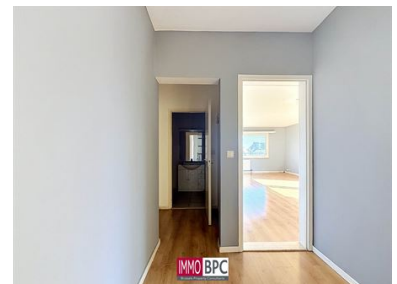
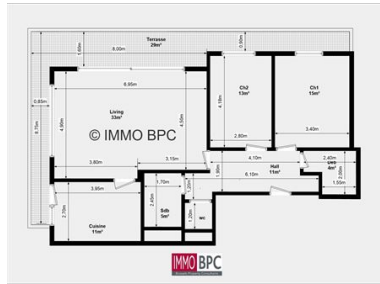
Large windows fill the 33 m² living room with daylight and provide a pleasant, open view. There is plenty of room for a comfortable seating area and a dining table. The spacious 11 m² kitchen offers ample worktop and storage space.

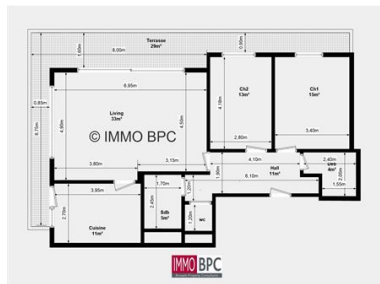
The apartment also features two bedrooms of 15 m² and 13 m², a bathroom, a separate toilet and an 11 m² entrance hall.

The highlight is the generous 29 m² south-facing terrace: an inviting place to dine outdoors, relax and enjoy views of the greenery and water. A garage is also available as an option.

A spacious, light-filled apartment with an exceptional terrace, ideal for comfortable living in Ganshoren.

Pictures





Details

Financial

Price	€225.000
Available	Onact
Cadastral income (non-indexed)	€1.509,00
Charges: Warm water, heating, elevator, syndic, reserve bill, insurance, maintenance common parts, cold water	€233,00

Building

Year built	1975
Condition	To be renovated
Habitable area	99 m ²
Constructed area	99 m ²
Floor	5
Total floors	12
Roof type	Flat roof

Ground

Terrace	Yes, 29 m ² , South
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Comfort

Lift	Yes
Interior comfort	Internet

Garage/parking

Garages	1 (Possible) Price: €25.000,00
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Interior

Floor 5

Hall	11 m². laminate
	33 m². Access to the terrace. laminate
	11 m². Double-sink, Extractor, Fridge, Cermic stove, , , , . Tiles
	15 m². laminate
	13 m². laminate
	5 m². Shower, Wall tiles, Washbasin. Tiles
	Tiles
storage	4 m². Tiles
Terrace	29 m².

Basement(-1)

16 m².

Energy

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

Urban

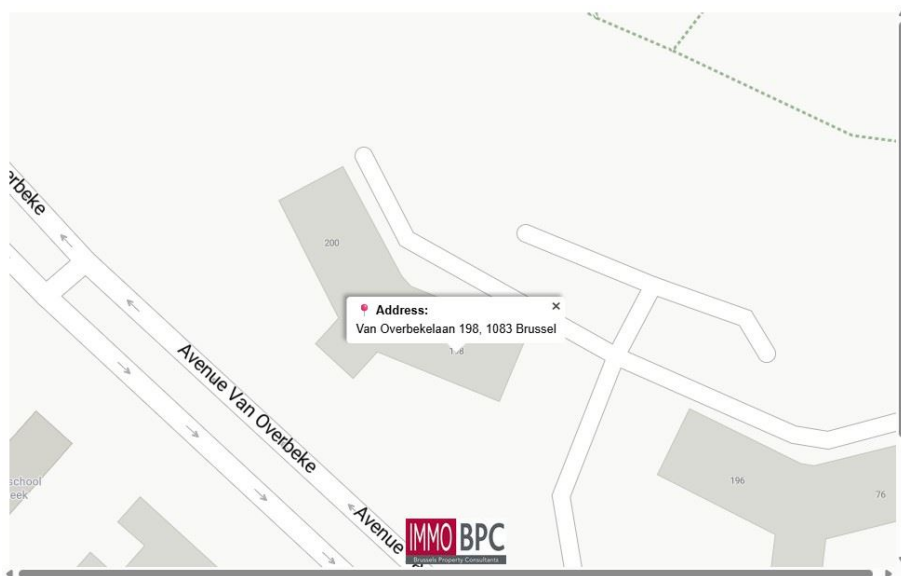
Destination	Requested
Summons	Not applicable
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

EPC	99 kWh/m ²
EPC label	
CO2 emission	25 kg/(m ² .year)

Location and surroundings

Address: Avenue Van Overbeke 198, 1083 Ganshoren



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