



€ 735.000 | OTTIGNIES-LOUVAIN-LA-NEUVE | REF. 6055288



TERRACE SURFACE

40 m<sup>2</sup>



LIVING SURFACE

260 m<sup>2</sup>



BEDROOMS

5



BATHROOMS

3



GARAGES

1

## Duplex 5 bedrooms with S-terrace, 2 parkings + garage

 **1341 Ottignies-Louvain-la-Neuve**

Ottignies-Louvain-la-Neuve: Magnificent duplex apartment of approximately 275sqm with 5 bedrooms and a south-facing terrace of 40 sqm. The building dates from 2018. Layout: on the first level: entrance hall with cloakroom and toilet, lounge and dining room of approximately 56 sqm, opening onto the beautiful terrace. Fully equipped kitchen 12 sqm, office 16 sqm, first bedroom 25 sqm with shower room, second bedroom 15.5sqm with access to a small front terrace and shower room, master bedroom of 30 sqm with en-suite shower room. On the upper floor: 2 bedrooms of approximately 20 sqm each. Laundry room 13 sqm.

Garage and 2 parking spaces as a supplement 45,000 euros. Cellar included.

Heat pump, ventilation, security door, videophone, 39 solar panels.


All the benefits of a new build without VAT.

# Characteristics

## GENERAL

Type	flat	City	Ottignies-Louvain-la-Neuve
Price	€ 735.000	Living surface	260 m <sup>2</sup>
Terrace surface	40 m <sup>2</sup>	Bedrooms	5
Bathrooms	2	Shower rooms	1
Garages	1	Parkings	2
Floor	3	Floors	4
Available	vanaf akte	Construction year	2018
State	good state	Facades	3
Kitchen (type)	hyper equipped	Office	✓
Office area	16 m <sup>2</sup>	Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	city
Cellar	✓	Elevator	✓
Double glass	✓	PEB	3 kW/m <sup>2</sup>
		PEB category	Ap
EPC code	20180809503914		

## MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area not located in flood area

## FINANCIAL

Property tax 259606 €	Tenant charges 250 €
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