



€ 325.000 | GANSHOREN | REF. WOSM-26-106



LIVING SURFACE

106 m²



BEDROOMS

3



BATHROOMS

1

Ganshoren - Fully renovated 3-bedroom apartment

 **VAN OVERBEKE 26 AVENUE, 1083 Ganshoren**

Ideally located next to the Basilica, Victoire-Junot offers you this bright 3-bedroom apartment of approximately 106m² fully renovated in 2023. It consists of the following: entrance hall with closet, living/dining room space, equipped kitchen, bedroom with balcony, separate shower room, 2nd and 3rd bedrooms en suite. Cellar. Collective oil boiler, compliant electricity and EPC: G. Recently rented at €1400 excluding charges.

Characteristics

GENERAL

Type	Apartment	City	Ganshoren
Price	€ 325.000	Living surface	106 m²
Heating	Fuel oil	Bedrooms	3
Shower rooms	1	Floor	3 / 4
Construction year	1970	Renovation year	2023
State	Excellent condition	Facades	3
Bedroom	18 m²	Bedroom	11 m²
Bedroom	9 m²	Double glazing	
Internet		Fire alarm system	
Lift		Bike storage room	
Intercom		Highway	
Bus		Town centre	
Shops		Primary school	
Secondary school		Train station	
Doctor		Metro	
Park		Supermarket	
Certificate: Oil tank conformity		PEB	367 kW/m²
PEB category	G	EPC code	20230708-0000649969-01-9

MANDATORY INFO

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

FINANCIAL

Price	Syndicate fees
€ 325.000	347 €

