

## FOR SALE - FLAT

Molenstraat 20A B104, 9160 Lokeren

**€ 179.000**

**Ref. 6774818**



Number of bedrooms: 1  
Number of bathrooms: 1  
Availability: tbd with the tenant

Surf. Living: 47m<sup>2</sup>  
Surf. Plot: 5434m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 125kwh/m<sup>2</sup>/j

## DESCRIPTION

Looking for a worry-free and tax-friendly investment?

This ready-to-move-in **47 m² apartment** in Lokeren is **already rented via the housing association**, guaranteeing you a steady and reliable return!

### Highlights:

Compact and efficiently laid-out apartment

Rented via housing association – stable rental income

**Possibility of reduced registration duties (7%)\***

**Access to a shared rooftop terrace**

Quiet location with easy accessibility

Perfect investment without hassle

Benefit from immediate rental income, extra comfort, and a tax advantage!

Interested? Contact us today for more information!

*\* (Possibility of a reduced registration tax of 7%, subject to conditions – rented via an approved housing association.)*

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## FINANCIAL

Price: € 179.000,00

VAT applied: No

Available: Tbd with the tenant

## BUILDING

Habitable surface: 47,00 m²

Fronts: 2

Construction year: 2013

State: Very good state

Floor: 1

Number of floors: 3

Orientation facade: South

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: Yes

Pool: No

## ENERGY

EPC score: 125

EPC code: 46014-G-

2013/174/EP16201/A001/D04/SD012

EPC class: B

Electricity certificate: Yes, conform

Heating type: Condensation

## LOCATION

Environment: Central

School nearby: 100m

Shops nearby: 300m

Public transport nearby: 200m

Highway nearby: 1.500m

Train station nearby: 1.100m

Sport center nearby: 500m

Mobiscore: 8,60

## TERRAIN

Ground area: 5.434,00 m²

Garden: No

## LAYOUT

Living room: 20,00 m²

Kitchen: 10,00 m², fully fitted

Storage: 2,00 m²

Bedroom 1: 13,00 m²

Bathroom 1: 4,00 m²

Bathroom type: Shower

Toilets: 1

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Heating: Individual

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No legal correction or administrative  
measure imposed

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

## **PARKING**

Parking cars: 0