

FOR SALE - GROUND FLOOR WITH GARDEN

€ 239.000

Doelveldstraat 32 B2, 2650 Edegem

Ref. 7238389



Number of bedrooms: 1
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 67m²
Surf. Plot: 160m²
Surf. terrace: 12m²
Neighbourhood: central

PEB/EPB: 371kwh/m²/j
Glazing type: High efficiency
glass

DESCRIPTION

Move-in ready rented ground-floor apartment with garden and private garage, Doelveldstraat 32 bus 2, Edegem

Are you looking for a move-in ready apartment in the heart of Edegem, with modern finishes and all the comforts within easy reach? This ground-floor apartment is exactly what you're looking for! Recently renovated with a modern kitchen, a fresh, stylish bathroom, and a private garage accessible directly through the garden, this apartment offers the best of both worlds: comfort and practical advantages.

The living area is bright and inviting, perfect for relaxing or entertaining guests. The bedroom is spacious and quiet, providing complete privacy and comfort. The kitchen is modern and practical, ideal for daily cooking. Thanks to smart layout design, the apartment feels spacious and functional, perfect for singles, couples, or as a pied-à-terre.

Additional highlights of this apartment:

Renovated: fully updated kitchen and bathroom, move-in ready

1 spacious bedroom

Private garage with direct garden access, a rare and valuable bonus!

Central location in Edegem, within walking distance of shops, schools, and public transport

Practical layout with bright living area and smart use of space

This apartment is more than just a home—it's an opportunity to enjoy a modern, well-maintained interior with all comforts at your fingertips. The private garage completes the package: no parking stress, more freedom, and extra security for your car or bicycles.

Don't miss this opportunity—discover how this apartment could become your ideal new investment. Contact us today for a viewing and experience the quality and comfort of this unique property!

FINANCIAL

Price: € 239.000,00

Available: At the contract

BUILDING

Habitable surface: 67,00 m²

Fronts: 2

Construction year: 1967

State: Good state

Number of floors: 2

Orientation facade: North-east

COMFORT

Furnished: No

Handicap friendly: No

Parlophone: Yes

Elevator: No

Pool: No

ENERGY

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Train station nearby: Yes

Sport center nearby: Yes

Mobiscore: 87,00

TERRAIN

Ground area: 160,00 m²

Garden: Yes (80,00 m²)

Orientation of the garden: South west

LAYOUT

Entrance hall: 7,00 m²

Living room: 25,00 m²

Kitchen: 9,80 m², fully fitted

Bedroom 1: 14,00 m²

Bathroom 1: 4,00 m²

EPC score: 371
EPC code: 20251201-0003736941-RES-1
EPC class: D
Double glazing: Yes
Glazing type: High efficiency glass
Windows: Aluminium or pvc
Heating type: Gas

Bathroom type: Shower
Toilets: 1
Terrace: 12,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Not disclosed
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Asbestos inventory certificate: Yes
Intimation: No legal correction or administrative measure imposed
G-score: A
P-score: A
Water-sensitive open space area: No
Summons: No

PARKING

Garage: Yes