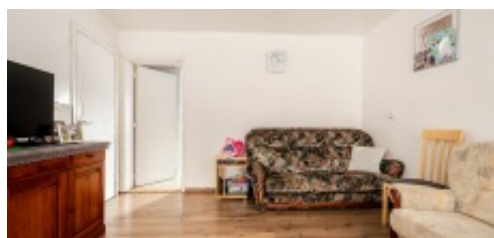


Revenue property: 2 flats & 2 garages

€ 528.000

Stationsstraat 190, 2860 Sint-katelijne-waver



Revenue property with garden, terrace and 2 garages for sale!

Are you looking for a profitable investment opportunity? Then this yield property in Sint-Katelijne-Waver is exactly what you are looking for! This property combines comfort and functionality, with a strategic location close to shops, schools, the station and important access roads.

Layout

-Single-floor flat: This property has a living room, kitchen, separate toilet, two bedrooms and a bathroom with extra toilet. In addition, the apartment offers a cosy garden, accessible from the bedroom and the garage. There is also a technical room for the heating system. In front of the 25 m² garage is parking space for an additional car.

-Duplex flat:

o1st floor: Living room, kitchen, two bedrooms and a bathroom with toilet. From the kitchen you have access to the roof terrace and stairs to the garage.

o2nd floor: Converted into an independent studio with an additional shower room, toilet, kitchen and living space.

Property features:

- Refurbished in 2020.
- Double-glazed windows with PVC profiles.
- Fitted with two condensing gas wall boilers.
- Electricity compliant.
- EPC ground-floor flat: 210 kWh/m²/year.
- EPC duplex flat: 227 kWh/m²/year.

Notarial basic deed in preparation.

Don't miss this opportunity and invest in a versatile and profitable property!

Characteristics

Revenue property: 2 flats & 2 garages

€ 528.000

Stationsstraat 190, 2860 Sint-katelijne-waver

4 257 m² 234 m²

GENERAL

Address:	Stationsstraat 190 2860 Sint-katelijne-waver
Price:	€ 528.000
Ground area:	257 m ²
Habitable surface:	234 m ²
Plot width:	7.85 m
Facade width:	7.85 m
Number of bedrooms:	4
Number of bathrooms:	2
Number of garages:	2
Renovation year:	2020
Cadastral income:	€0
Availability:	Lease contract to respect

LAYOUT

Entrance Hall:	12.3 m ²
Living:	22.4 m ²
Kitchen:	17.8 m ²
:	5.35 m ²
Toilet 1:	1.53 m ²
Bathroom 1:	4.08 m ²
Bedroom 1:	14.18 m ²
Bedroom 2:	14.35 m ²
Entrance Hall:	10.2 m ²
Living:	28.01 m ²
Kitchen:	14.74 m ²
Bathroom 1:	4.08 m ²
Bedroom 1:	14.18 m ²
Bedroom 2:	14.27 m ²
Terrace:	7.8 m ²
Living:	18.2 m ²
Kitchen:	11.41 m ²
:	1.07 m ²
Bathroom 1:	3.47 m ²
Garden:	18.48 m ²
Garage:	25.01 m ²
Garage:	17.97 m ²

COMFORT

Heating:	Individual
Kitchen:	All built-in
Glazing:	Double
Window frame:	Pvc

EPC

EPC:	210 kWh/m ²
EPC level:	C

Revenue property: 2 flats & 2 garages

€ 528.000

Stationsstraat 190, 2860 Sint-
 katelijne-waver



4



257 m²



234 m²

ADDITIONAL INFORMATION

Urban planning destination: Residential area with rural character

Urban planning permits: Yes

Summons and recovery claim: No judicial recovery measure or administrative measure

Pre-emption right: No

Subdivision permit: No

Flood-sensitive area: Not located in a flood-prone area