

## Spacious, bright furnished apartment avec terrasse – Prime location in Waterloo

**€ 531.250**

Drève De L'infante 19, 1410 Waterloo

 2  125 m<sup>2</sup>


### Spacious and bright apartment with large terrace in Waterloo

This spacious and bright furnished apartment of approximately 125 m<sup>2</sup> is located on the second floor of a recent and well-maintained building dating from 2012, at Drève de l'Infante 19 in Waterloo. It offers an excellent combination of comfort, quality and a highly strategic location, directly opposite Waterloo train station and close to all amenities as well as the main access roads to Brussels, making it particularly appealing to commuters.

Upon entering, the entrance hall leads to a large and bright living room with dining area, where generous windows provide abundant natural light and a pleasant sense of space. From the living area, there is direct access to the beautiful 20 sqm terrace, ideal for relaxing in complete privacy. The fully equipped kitchen blends seamlessly with the living space and also provides access to the terrace, further enhancing everyday comfort.

The night hall leads to two comfortable bedrooms, the bathroom, a practical storage room and a separate laundry room, equipped with a washing machine and dryer. A private cellar completes the property, offering additional storage space.

The apartment features solid wood parquet flooring and double-glazed windows, ensuring excellent thermal and acoustic comfort. It benefits from a favorable EPC rating B 118 and a compliant electrical installation.

A double covered parking space (following parkings) must be purchased in addition for 36,000 €.

A move-in-ready apartment combining space, natural light, quality and outstanding accessibility, ideal for both owner-occupiers and long-term investors.

## Characteristics

### GENERAL

|                      |                                        |
|----------------------|----------------------------------------|
| Address:             | Drève De L'infante 19<br>1410 Waterloo |
| Price:               | € 531.250                              |
| Habitable surface:   | 125 m <sup>2</sup>                     |
| Number of bedrooms:  | 2                                      |
| Number of bathrooms: | 2                                      |
| Construction year:   | 2012                                   |
| Cadastral income:    | €0                                     |

### LAYOUT

|                 |                    |
|-----------------|--------------------|
| Apartment Left: | 125 m <sup>2</sup> |
| Terrace:        | 20 m <sup>2</sup>  |

## Spacious, bright furnished apartment avec terrasse – Prime location in Waterloo

**€ 531.250**

Drève De L'infante 19, 1410 Waterloo

 2  125 m²

### COMFORT

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

### EPC

|            |            |
|------------|------------|
| EPC:       | 118 kWh/m² |
| EPC level: | B          |

### ADDITIONAL INFORMATION

|                             |                   |
|-----------------------------|-------------------|
| Urban planning destination: | Living area       |
| Urban planning permits:     | Yes               |
| Summons and recovery claim: | Not applicable    |
| Pre-emption right:          | Not applicable    |
| Subdivision permit:         | No                |
| Flood-sensitive area:       | Not yet requested |