Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

# Spacious, bright, furnished apartment with a terrace in Waterloo

**€ 518.750**

Drève De L'infante 19, 1410 Waterloo

2 | 125 m²







This spacious and bright furnished apartment of approximately 125 m² is located on the first floor of a recent and exceptionally well-maintained building dating from 2012, at 19 Drève de l'Infante in Waterloo. The apartment combines comfort, quality and an extremely strategic location, directly opposite Waterloo railway station and within easy reach of all amenities and the main access roads to Brussels, making it particularly attractive for commuters.
Upon entering, the hallway leads to a very spacious and bright living and dining area. Large windows provide plenty of natural light and create a pleasant sense of space. The living area offers direct access to a sunny terrace of no less than 20 m², ideal for relaxing and enjoying the outdoors. The fully fitted kitchen connects seamlessly with the living area and also provides direct access to the terrace, further enhancing the overall living comfort.
The night hall leads to two comfortable bedrooms, a bathroom, a practical storage room and a separate laundry room equipped with a washing machine and tumble dryer. The apartment also benefits from a private cellar, providing additional storage space.
The property features high-quality finishes, including solid wood parquet flooring and double glazing, ensuring excellent thermal and acoustic comfort. With a favourable EPC rating of B (115 kWh/m²/year) and a compliant electrical installation, the apartment also meets important current standards in terms of comfort and quality.
A covered parking space is mandatory to purchase for € 28,000.
This turnkey apartment offers an excellent combination of space, natural light, quality, comfort and accessibility, making it an ideal family home as well as an attractive and solid investment opportunity.
Important information regarding the photographs: the photographs shown in this advertisement were taken in an apartment located on the street side of the building. The apartment offered for sale has an identical layout and comparable finishes, but is located at the rear of the building. It is also southwest-facing, offering a particularly pleasant orientation and excellent afternoon and evening sunlight.

## Characteristics

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## GENERAL

| | |
|---|---|
| Address: | Drève De L'infante 19<br>1410 Waterloo |
| Price: | € 518.750 |
| Habitable surface: | 125 m² |
| Number of bedrooms: | 2 |
| Number of bathrooms: | 2 |
| Construction year: | 2012 |
| Cadastral income: | €0 |

## LAYOUT

| | |
|---|---|
| Apartment Left: | 125 m² |
| Terrace: | 20 m² |

## COMFORT

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

## EPC

| | |
|---|---|
| EPC: | 115 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 |