



FLAT FOR SALE  
WAVRE

Appartement with garden !



**PROPRIÉTÉ PRIVÉE**  
IMMOBILIER RÉSIDENTIEL

**ADRESSE**

Chaussée de Namur, 20  
1300 Wavre

**PRICES**

430.000 €



## FLAT FOR SALE WAVRE

What a pleasure it is to introduce you to this nugget in Wavre! In a condominium named “le Manoir de Wavre” with elegant architecture, discover this one hundred and twenty square meter apartment on the first floor, with its refined aesthetic and cosy style, close to all amenities. Relax in the bright, almost fifty-square-meter (!) living room, which opens onto the dining room, the fully-equipped kitchen and a large south-facing terrace with its own garden. This is followed by two bedrooms and a bathroom. Storage space, cellar and garage complete the property. In addition to a private garden, enjoy a communal garden with a pond, a sublime weeping willow, beautiful flower beds and large green areas. What a bargain in the city! Don't wait any longer, call us to arrange a visit !



### **eau office**

Clos des Chêneaux 18A  
1390 Grez-Doiceau  
+32 10 816 800

### **office**

Avenue Reine Astrid 92 bte 2  
1310 La Hulpe  
+32 2 216 88 00



## FLAT FOR SALE WAVRE

Living space	120 m <sup>2</sup>
Year of construction	2002
Year of renovation	2020
Floors	4
Lift (elevator)	yes
Terrace	yes
Number of bedrooms	2
Surface area bedroom 1	14 m <sup>2</sup>
Surface area bedroom 2	16 m <sup>2</sup>
Number of bathrooms	1
Number of toilets	1



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Cellars	yes
Type of heating	collective
Type of window frames	vinyl
Net cadastral income	1.547 €
EPB	
EPB - Unique code	20170410016361
EPB - E Spec	320 kWh/m <sup>2</sup> .an
EPB - E total	40.867 kWh/an
Availability	at the contract



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