

## FOR SALE - PENTHOUSE

Geelsebaan 76A B9, 2460 Kasterlee

On request

Ref. 7551905



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Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 192m<sup>2</sup>

Surf. terrace: 30m<sup>2</sup>

Neighbourhood: woods

PEB/EPB: 178kwh/m<sup>2</sup>/j

## DESCRIPTION

Living in a prime location in Kasterlee, with every comfort and an exceptional green view?

This high-quality finished penthouse (192m<sup>2</sup>) on the second floor combines luxury, space and a unique location on the beautiful Kabouterberg forest — within walking distance of the lively centre with terraces, shops and restaurants.

The entrance hall with guest toilet and practical laundry room with connections for a washing machine and dryer leads to the cosy living room with oak parquet flooring. Large windows provide plenty of daylight and offer a beautiful view of the greenery. The fireplace adds a warm touch, while the sliding windows give access to the spacious sun terrace (30m<sup>2</sup>) — perfect for long summer evenings.

The open, fully equipped kitchen has plenty of cupboard space and is connected to the living area. The night hall gives access to two spacious bedrooms with built-in wardrobes, a luxurious walk-in dressing room and a large bathroom.

An indoor parking space and basement storage room (shared additional cost €26,000), communal bicycle storage available.

Additional advantages? An attractive communal area with kitchen and sanitary facilities, free for residents to use for meetings or parties. And for those who want the ultimate wellness experience, there is the option to purchase a share in the indoor swimming pool with wellness facilities.

This penthouse is a rare combination of tranquillity, luxury and accessibility — a gem in the heart of Kasterlee!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.837,00

## BUILDING

Habitable surface: 192,00 m<sup>2</sup>

Fronts: 2

Construction year: 2009

State: Very good state

Floor: 2

## COMFORT

Furnished: No

Pets allowed: Yes

Handicap friendly: Yes

Elevator: Yes

Air conditioning: Yes

Pool: Yes

## LOCATION

Environment: Woods, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Orientation terrace 1: South-west

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 1

Terrace: 30,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

## **ENERGY**

EPC score: 178

EPC code: 20250317-0003549296-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings inside: Yes