

**FOR SALE - FLAT**

**Rue des Forges 4 B3, 5500 Dinant**

**€ 150.000**

**Ref. 5205965**



Number of bedrooms: 3  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 118m<sup>2</sup>  
Neighbourhood: beside the  
water

PEB/EPB: 165kwh/m<sup>2</sup>/j  
Glazing type: double glazing

## DESCRIPTION

We offer a special apartment where the Lesse and the Meuse meet. It is a spacious apartment in the former hotel

It is the left wing on the 2nd floor which still has its original hotel layout with a central corridor and rooms on both

A spacious apartment that, after renovation, could be perfectly suited as a residence, second residence, holiday

There is also a sloping parking space right next to the building.

Do not hesitate to contact us for more information about a site visit.

---

## FINANCIAL

Price: € 150.000,00

VAT applied: No

Available: At the contract

## BUILDING

Habitable surface: 118,00 m<sup>2</sup>

Construction year: 1875

State: To be renovated

Floor: 2

Number of floors: 1

Orientation facade: North-west

## COMFORT

Handicap friendly: No

Elevator: No

Pool: No

## SPECIFIC AREA

Warehouse: 10,85 m<sup>2</sup>

## ENERGY

EPC score: 165

EPC code: 20221228002929

EPC class: B

Double glazing: Yes

Glazing type: Double glazing

Electricity certificate: Yes, not conform

Heating type: Gas

Heating: Individual

## LOCATION

Environment: Beside the water

School nearby: 300m

Shops nearby: 100m

## TERRAIN

Garden: No

## LAYOUT

Entrance hall: 13,30 m<sup>2</sup>

Kitchen: Yes, US semi fitted

Bedroom 1: 9,60 m<sup>2</sup>

Bedroom 2: 13,20 m<sup>2</sup>

Bedroom 3: 14,40 m<sup>2</sup>

Bathroom 1: 3,60 m<sup>2</sup>

Bathroom type: Not fitted

Toilets: 2

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: No

Parcelling permission: No

Right of pre-emption: No

Intimation: No

Summons: No

Servitude: No

## PARKING

Garage: Yes

Parking cars: 1

Parkings inside: 1