



FOR SALE
Flat
€ 45,000



Forest

Flat ± 90 m² occupied life annuity 2 BR + Bathroom



90m²



2773m²



2



1



11m²



0



0

E spec: 152 KWh/m² E total: 13597 KWh/m²/year

Unique code: 20251125-0000735415-01-9 CO₂ emission: 30 KgCO₂/m²

PEB

D

Altitude Cent area. Dual-aspect apartment ±90 m² sold as occupied life annuity. Entrance hall, living room, fully equipped kitchen with laundry corner, night hall, WC, 2 bedrooms (15 & 13.6 m²), bathroom. Terrace ±10.5 m² + balcony. Cellar. No garage, easy street parking. EPC D+ (CO₂ 30). PVC double glazing. Kitchen airco. Gas condensing heating (2017). Electricity compliant (2044). Charges ±€202/month (common areas, syndic, insurance, heating & water). Bouquet €45,000. Rent €1,045/month, limited to 13 years (1 head, female 71). Agency fees 3 % VAT payable by buyer at sales agreement.

📍 Rue Roosendael 231 box 11 floor 2 - 1190 Forest



Peetroons Fabienne

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Sweet Home Properties IPI:500912

Ref. 7286824

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Main Characteristics

Total Surface Of The Hous...	90 m²	Ground Surface	2773 m²	Number Of Bathrooms	1
Number Of Rooms	2	Number Of Fronts	2	Furnished	No
Garage	No	Garden	No	Parking	No
Terrace	yes	Terrace 1 (Surf)	11 m²	Number Of Floors	5

Financial

Value Of The Property	320000 €	Land Tax	1603.06 €	Charges Tenant	202 €
VAT Applied	No	Property Occupied	No	Energy Certif. Class	D
Energy Consumption (Kwh...	152 kwh/m²/y	CO2 Emission	30	E Total	13597
En. Cert. Unique Code	20251125-00007...	EPC Valid Until	25/11/2035	PEB Date	25/11/2025
Land Reg. Inc. (Indexed)	2525 €	Purpose Of The Building	private - housing	Yes/No Of Electricity Certi...	yes, conform
Indexed Annuity	yes	Maximum Duration Of Ann...	156	Maximum Duration Of Ann...	13
Number Of Lives	1	Age Of Annuitant 1	71	Age Of Annuitant 2	0

Interior

Number Of Toilets	1	Number Of Showerrooms	0	Room 1	15 m²
Room 2	13.6 m²	Living Room	30 m²	Kitchen (Surf)	9 m²
Bathroom	4.5 m²	Access For People With H...	No	Kitchen	yes
Type Of Kitchen	hyper equipped	Type (Ind/Coll) Of Heating	collective	Elevator	yes
Double Glass Windows	yes	Type Of Heating	gas (centr. heat.)	Type Of Elevator	person
Bathroom	shower in bath	Videophone	yes	Type Of Frames	vinyl
Number Of Garages	0	Construction Year	1966	Inside Parking	No
Number Of Inside Parking	0	Outside Parking	No	Number Of Outside Parkings	0
Laundry	yes	Cellars	yes		

Exterior

Built Surface	90 m²	Number Of Terraces	1	Orientation Of Terrace 1	south
Surface Balcon 1	11 m²	Surface Balcon 2	2.5 m²	Pool	No
Sewage	yes	Electricity	yes	Gas	yes
Water	yes				

Ground & Communication

Type Of Environment	city	Orientation Of The Front	north	Flooding Type	not located in flo...
Flooding Type 2023	Class A (no chan...	Nearby Shops	yes	Shops	200 m
Nearby Schools	yes	Schools	500 m	Nearby Public Transports	yes
Public Transports	200 m	Nearby Sport Center	yes	Sport Center	300 m



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Description

Located in the Altitude Cent area, this beautiful dual-aspect apartment of approx. 90 m² is sold as an occupied life annuity. Situated on the 2nd floor, it is arranged as follows: entrance hall, living room, fully equipped kitchen with laundry area, night hall leading to 2 bedrooms (approx. 15 – 13.6 m²), bathroom and separate toilet. Terrace approx. 10.5 m² and balcony. Cellar. No garage or parking space, easy street parking. EPC D+ / CO₂ 30. PVC double glazing. Air conditioning in the kitchen. Gas condensing boiler (2017). Electricity compliant until 2044. Charges: approx. €202/month (maintenance of common areas, garden and lift, syndic fees, insurance, individual heating and water consumption). Bouquet: €45,000 – Monthly annuity: €1,045 – Limited to 13 years / 1 head (female, 71). Agency fees payable by the buyer. All information and surfaces are indicative and non-contractual.

Detailed description :

- Entrance hall with tiled floor
- Living room ±30 m², parquet flooring, decorative fireplace
- Fully equipped kitchen ±9 m² (fridge with freezer compartment, oven, induction hob, hood, 2 large sinks, dishwasher, laundry corner with washing machine, worktop lighting) and access to a small front terrace ±2.5 m²
- Night hall with tiled floor, large built-in closet, and separate toilet with hand basin
- Bedroom 1 ±15 m², carpet over parquet, access to rear terrace
- Bedroom 2 ±13.6 m², parquet flooring and access to rear terrace
- Bathroom (bath with screen and shower head, bidet, 2 integrated sinks in storage unit, medicine cabinet, ventilation)
- Terrace ±10.5 m² facing south at the rear and small front terrace ±2.5 m²

The apartment is numbered 2G and is sold with cellar number 3. This represents 81/1,000 of block C, which has 12 apartments in total.

The entire condominium comprises 6 blocks, from A to F.

Charges for the period 01.10.2024 to 30.09.2025 amount to €2,426, i.e., ±€202/month, covering maintenance of common areas, gardens around the building and the elevator, syndic fees, insurance, and private heating and water consumption.

Total contributions to the Reserve Fund for apartment 2G in 2025 amounted to €648, i.e., €54/month. As of 31.10.2025, the general Reserve Fund amounted to €24,247.71.

Agency fees, set at 3% VAT calculated on the reference price of €320,000, are fully payable by the buyer. These fees, totaling €11,616, become payable upon signing the sales agreement and must be paid directly to the agency mandated for the sale of the property.

MISCELLANEOUS :

In the building: Elevator – Water softener – Viessmann gas condensing central heating (2017) – Hot water tank (2022)

In the apartment: Videophone – Security door – Double glazing, PVC frames – Radiators with thermostatic valves – Air conditioning in the kitchen – Natural ventilation in bathroom and toilet – Terrace lighting – Rear terrace fully renovated in 2024



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