



SUPERB DUPLEX IN THE CENTRE OF WAVRE

Rue de Namur 12, 1300 Wavre

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Reference	7783729
Price	From € 100.000
Ground surface	74m ²
Living surface	35m ²
Bedrooms	1
Bathrooms	1

Description

Just steps from the center of Wavre, discover this rare opportunity: a duplex ideal for investment, offering immediate profitability.

This project is perfect for a buy-to-sell strategy!

Currently rented for €430 per month excluding charges, this property generates €5,160 per year. The rental potential as is would be €5,600 per year. Energy Performance Certificate (EPC) rating: E. Ideally located in the immediate vicinity of Wavre center, shops, transport, and amenities. A rare opportunity for investors seeking a simple, tenanted, and profitable property.

Essential info

Reference	7783729
Type	Flat
Ground surface	74m ²
Living surface	35m ²
Year of construction	1940
Availability	Immediately

Required info

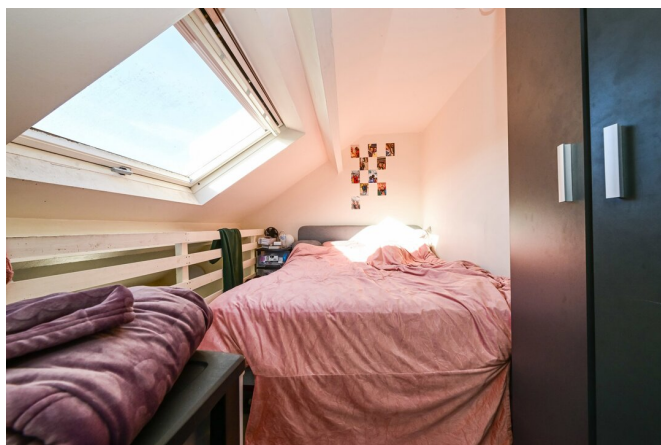
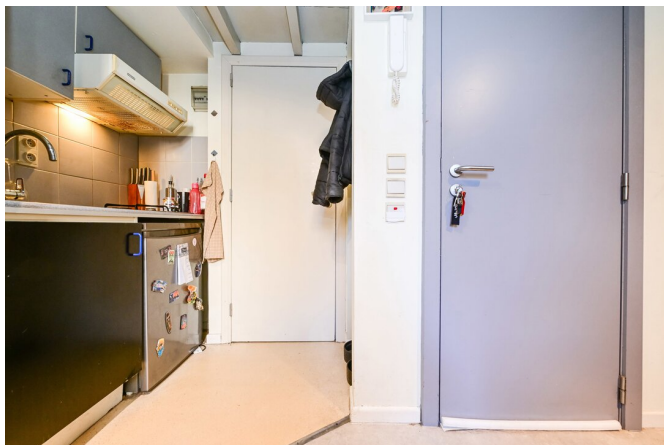
EPC Value	394
EPC Label	E
Urban planning destination	Unknown
Urban planning permit	Unknown
Subdivision permit	Unknown
Summons	Unknown
Court decision	Unknown
Right to sell	Unknown
O-Level	Not located in flood area

Layout

Toilets	5
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Interested in this estate?

Contact us for more information



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