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SUPERB DUPLEX IN THE CENTRE OF WAVRE!!

Rue de Namur 12, 1300 Wavre

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Reference	7865120
Price	€ 125.000
Ground surface	74m^2
Living surface	50m^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 €470 per month excluding charges, this property generates €5,640 per year.
The rental potential as is would be €6,600 per year. Energy Performance Certificate (EPC) rating: C. 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.

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Essential info

Reference	7865120
Type	Flat
Ground surface	74m^2
Living surface	50m^2
Year of construction	1940
Availability	Immediately

Required info

EPC Value	202
EPC Label	C
Urban planning destination	Unknown
Urban planning permit	Unknown
Subdivision permit	No
Summons	Unknown
Court decision	Unknown
Right to sell	No
O-Level	Not located in flood area

Layout

Toilets	5

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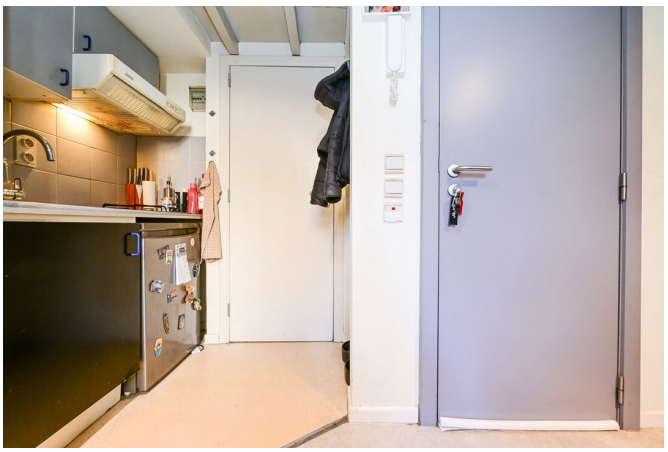

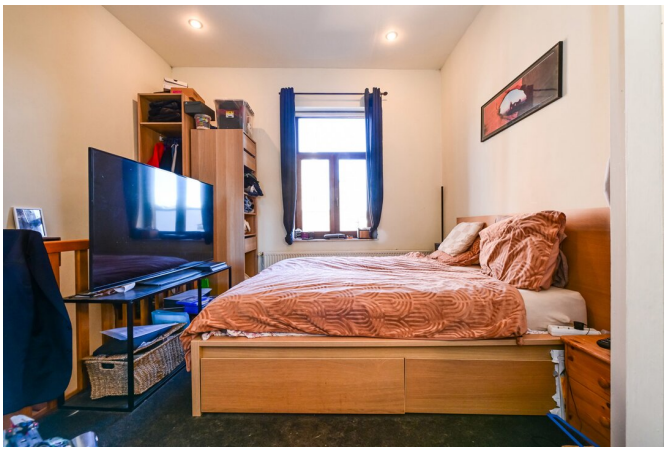

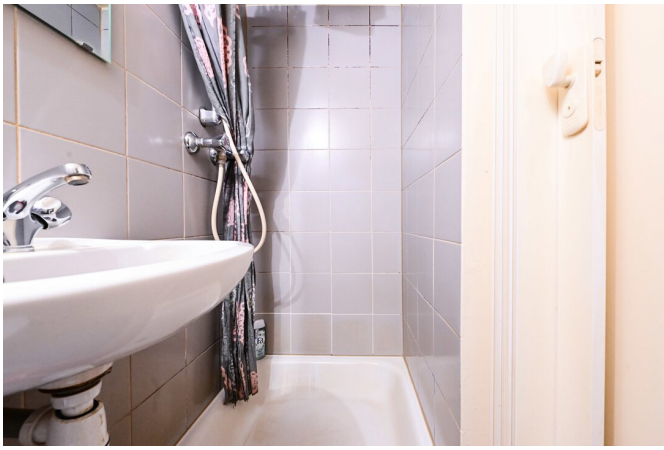

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Interested in this estate?

Contact us for more information

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