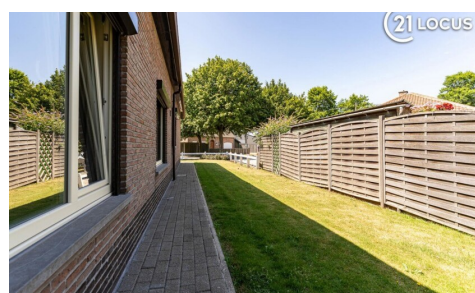


FOR SALE - BUNGALOW

Kouterstraat 253, 9130 Kieldrecht

€ 395.000

Ref. 7787322



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 162m²

Surf. Plot: 525m²

Surf. terrace: 25m²

Neighbourhood: Village

PEB/EPB: 202kwh/m²/j

DESCRIPTION

Hidden behind its well-kept façade is a surprisingly spacious bungalow where comfort, tranquillity and practicality come together perfectly. Situated in a quiet street in Kieldrecht, this property offers single-level living, generous living areas and a home that has been carefully maintained over the years.

Offering **162 m² of living space**, the bright living room is filled with natural light thanks to its large windows and enjoys a pleasant connection with the garden. The well-maintained kitchen adjoins the living area and provides everything needed for comfortable everyday living.

The bungalow features **three full-sized bedrooms**, a neat bathroom, a separate toilet and an exceptionally spacious integrated garage, ideal for parking, storage or hobbies.

A real asset is the **insulated attic of approximately 133 m²**. This generous space offers excellent future potential and, subject to the necessary alterations and applicable regulations, could be converted into additional bedrooms, a home office or a hobby room.

The property also benefits from several valuable technical upgrades. Almost all windows and exterior doors have been replaced with **low-maintenance PVC joinery** (except the kitchen window), while nearly all windows are fitted with **electric shutters**, providing additional comfort, security and convenience. Combined with the roof and wall insulation, the property achieves a favourable **EPC score of only 202 kWh/m²/year**.

Outside, the sunny garden offers a peaceful place to relax and enjoy the outdoors. The combination of its quiet location, generous living space, excellent maintenance and future possibilities makes this a home that truly deserves to be experienced in person.

Schedule your viewing today and discover everything this charming bungalow has to offer.

FINANCIAL

Price: € 395.000,00

Available: At the contract

BUILDING

Habitable surface: 162,00 m²

Fronts: 4

Construction year: 1981

State: Good state

Number of floors: 1

Main area: 193 m²

Front width: 14,00 m

Type roof: Saddle roof

Orientation facade: South-west

COMFORT

Furnished: No

Handicap friendly: Yes

Elevator: No

Fireplace: Yes

Pool: Yes

LOCATION

Environment: Village, quiet

School nearby: 900m

Shops nearby: 1.000m

Public transport nearby: 100m

Sport center nearby: 900m

Mobiscore: 5,00

TERRAIN

Ground area: 525,00 m²

Garden: Yes (333,00 m²)

Orientation of the garden: North east

Orientation terrace: North east

LAYOUT

Entrance hall: Yes

Living room: 40,00 m²

Kitchen: 19,00 m², hyper equipped

Bedroom 1: 15,00 m²

Bedroom 2: 11,00 m²

Bedroom 3: 11,00 m²

ENERGY

EPC score: 202

EPC code: 20260414-0003847122-RES-

EPC class: C

Isolation: Yes

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Bathroom type: Shower and bath tub

Toilets: 1

Terrace: 25,00 m²

Laundry: 9,00 m²

Attic: 133,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Water-sensitive open space area: No

Urban info: Yes

Asbestos inventory certificate: Yes

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Management measures recorded in the register of measures: No

PARKING

Garage: 1

Garage surface area: 42,00 m²

Parkings outside: 5

Parkings inside: 1