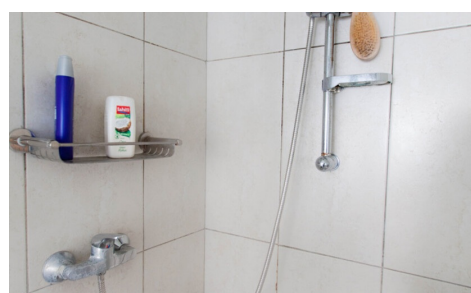


FOR SALE - EXCEPTIONAL HOUSE

Zandstraat 250, 9120 Beveren

€ 350.000

Ref. 7288578



Number of bedrooms: 2
Number of bathrooms: 1
Availability: tbd with the tenant

Surf. Living: 128m²
Surf. Plot: 3363m²
Surf. terrace: 10m²
Neighbourhood: central

PEB/EPB: 467kwh/m²/j

DESCRIPTION

Discover this exceptional opportunity in Beveren: a move-in ready, partly to renovate home with a spacious adjoining meadow, perfect for those dreaming of extra outdoor space, animals, hobbies, or a green environment.

This property offers a solid structure and a classic layout that can be fully modernized according to your own taste. The bright living area and practical kitchen form a great foundation to create a warm and welcoming home. Upstairs, there are multiple bedrooms, ideal for families, couples, or anyone needing extra space for a home office, hobbies, or guests.

The large garden, directly connected to an extensive meadow, is an absolute asset. Perfect for animal lovers, hobby farmers, gardening projects, children's play areas, or simply enjoying peace and nature. The combination of house and meadow makes this property particularly versatile and rare in this region.

The location on Zandstraat offers the best of both worlds: tranquility, privacy, and greenery, while shops, schools, public transport, and major roads remain easily accessible.

This property is ideal for buyers looking to invest in a home with great potential, plenty of outdoor space, and the freedom to renovate entirely to their liking. Don't miss this unique opportunity in Beveren!

FINANCIAL

Price: € 350.000,00

VAT applied: No

Available: Tbd with the tenant

BUILDING

Habitable surface: 128,00 m²

Fronts: 3

Construction year: 1919

State: To be refreshed

Number of floors: 2

Main area: 152 m²

Front width: 5,00 m

Outhouse: 31,00 m²

Type roof: Saddle roof

Orientation facade: East

COMFORT

Handicap friendly: No

Elevator: No

Pool: No

ENERGY

EPC score: 467

EPC code: 20250812-0003662391-RES-1

EPC class: E

LOCATION

Environment: Central, countryside

School nearby: 500m

Shops nearby: 500m

Public transport nearby: 200m

Highway nearby: 2.000m

Train station nearby: 2.000m

Sport center nearby: 500m

Mobiscore: 8,00

TERRAIN

Ground area: 3.363,00 m²

Garden: Yes (245,00 m²)

Orientation of the garden: West

LAYOUT

Living room: 37,00 m²

Kitchen: 18,00 m², hyper equipped

Additional kitchen: Yes

Bedroom 1: 20,00 m²

Bedroom 2: 12,00 m²

Bathroom type: Shower

Toilets: 1

Terrace: 10,00 m²

Laundry: Yes

Isolation: Yes

Electricity certificate: Yes, conform

Heating type: Gas

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Urban info: Yes

Destination: Rural residential area

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No