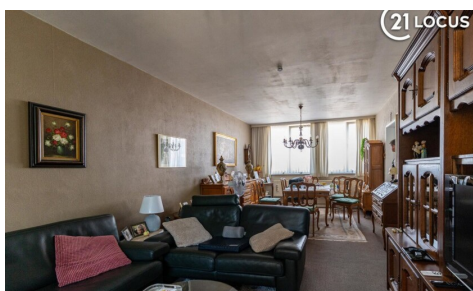


## FOR RENT - FLAT

€ 825

Oude Zandstraat 17 B2, 9120 Beveren

Ref. 6991573



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

Surf. Living: 92m<sup>2</sup>  
Surf. terrace: 5m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 131kwh/m<sup>2</sup>/j

# DESCRIPTION

## Prime Location

Only 50 m from the Grand Market, along the N70 – shops, public transport, restaurants, and daily amenities right on your doorstep. Station, schools, and all local conveniences within walking distance.

## Layout & Comfort

Bright, spacious living area.

Two well-sized bedrooms – ideal for couples, young families, or a home office.

Bathroom with bathtub/shower and vanity unit, plus a separate guest toilet.

Large south-facing balcony/terrace – perfect for relaxing outdoors.

## Additional Features

Lift access; includes basement storage and one parking space (standard).

Modern comfort with energy-efficient amenities (gas central heating – EPC  $\approx$  131 kWh/m<sup>2</sup>·yr).

**Kitchen to be renovated**, giving you the opportunity to customize it to your taste.

## Interested?

Get in touch to arrange a viewing or for more info — your new home in Beveren is waiting!

---

## FINANCIAL

Price: € 825,00 per month

Available: Tbd with the owner

Available date: 01 August 2025

Costs: € 0,00/month

## BUILDING

Habitable surface: 92,00 m<sup>2</sup>

Fronts: 2

State: Good state

Floor: 1

Number of floors: 3

## COMFORT

Handicap friendly: No

Parlophone: Yes

Elevator: Yes

## ENERGY

EPC score: 131

EPC code: 0003639180

EPC class: B

Double glazing: Thermic and acoustic isol.

Heating type: Condensation

Heating: Individual

## LOCATION

Environment: Central

School nearby: 50m

Shops nearby: 50m

Public transport nearby: 50m

Highway nearby: 2.000m

Train station nearby: 500m

Sport center nearby: 500m

## TERRAIN

Orientation terrace 1: South

## LAYOUT

Living room: 32,00 m<sup>2</sup>

Kitchen: 10,00 m<sup>2</sup>, hyper equipped

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 13,00 m<sup>2</sup>

Bathroom 1: 5,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Terrace: 5,00 m<sup>2</sup>

Cellar: 8,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

## **PLANNING**

G-score: A

P-score: A

## **PARKING**

Garage: Yes

Parking cars: 1

Parkings inside: Yes