

## FOR SALE - FLAT

Smisstraat 27 B2, 9120 Beveren

**Sold**

**Ref. 4398080**



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

Surf. Living: 94m<sup>2</sup>  
Surf. terrace: 5m<sup>2</sup>  
Neighbourhood: city

PEB/EPB: 239kwh/m<sup>2</sup>/j

## DESCRIPTION

Are you looking for a ready-to-move-in apartment? please take the time to read this further.

Lots of light, a quiet location and especially the extra garage are just a few of the many advantages that this home has.

You enter the apartment through the entrance which is also the night hall. On the right you have the living room, which gives a very spacious feeling due to the many windows. Next to the living room is a recently renovated kitchen, equipped with all modern comforts and connects to the terrace. Next to the kitchen there are also 2 bedrooms, a separate toilet and a bathroom with shower and bathroom furniture.

In addition to the apartment, there is also the option to purchase a garage.

If you are looking for an extremely interesting investment or if you are looking for your first real investment, we can only advise you to be very fast.

Curious about what this house has to offer? Contact us for further information and/or a viewing on +32 3 755 77 05 or [info@C21locus.be](mailto:info@C21locus.be).

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## FINANCIAL

Price: € 199.000,00

VAT applied: No

Available: Tbd with the tenant

Land registry income: € 696,00

## BUILDING

Habitable surface: 94,00 m<sup>2</sup>

Fronts: 3

Construction year: 1973

State: Very good state

Floor: 1

Number of floors: 1

Orientation facade: East

## COMFORT

Furnished: No

Handicap friendly: No

Parlophone: Yes

Elevator: No

Pool: No

## ENERGY

EPC score: 239

EPC code: 20220103-0002520027-RES-1

EPC class: C

Double glazing: Yes

Electricity certificate: Yes, conform

## LOCATION

Environment: City, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Garden: No

Orientation terrace: East

Orientation terrace 1: East

## LAYOUT

Living room: 30,00 m<sup>2</sup>

Kitchen: 9,00 m<sup>2</sup>, fully fitted

Bedroom 1: 17,00 m<sup>2</sup>

Bedroom 2: 11,50 m<sup>2</sup>

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

Bathroom type: Shower

Toilets: 1

Terrace: 4,50 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

Heating type: Gas

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: Yes

As-built: No

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

Summons: No

## **PARKING**

Garage: 1

Parking cars: 1