

## FOR SALE - FLAT

Moretusstraat 2 B11, 9120 Beveren

**€ 295.000**

**Ref. 7307567**



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 109m<sup>2</sup>  
Surf. terrace: 5m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 257kwh/m<sup>2</sup>/j  
Glazing type: High efficiency  
glass

## DESCRIPTION

Looking for a modern and comfortable apartment in Beveren? This spacious 2-bedroom apartment on the third floor has it all. Enjoy balconies at both the front and back, perfect for a quiet breakfast or a cozy evening. The bathroom features a bathtub, double sink, and separate toilet, while air conditioning ensures comfort year-round.

With a smart layout, each space feels extra roomy, offering plenty of space for relaxation and storage. Combining comfort, functionality, and a central location, it's perfect for couples, small families, or as an investment. Don't miss the chance to live in a bright and well-maintained apartment with everything within reach!

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## FINANCIAL

Price: € 295.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.212,00

## BUILDING

Habitable surface: 109,00 m²  
Fronts: 2  
Construction year: 1988  
State: Good state  
Floor: 3  
Number of floors: 6  
Orientation facade: North-west

## COMFORT

Furnished: No  
Handicap friendly: No  
Parlophone: Yes  
Elevator: Yes  
Air conditioning: Yes  
Pool: No

## ENERGY

EPC score: 257  
EPC code: 20251028-0003715806-RES-1  
EPC class: C  
Double glazing: Yes  
Glazing type: High efficiency glass  
Windows: Aluminium or pvc  
Electricity certificate: Yes, not conform

## LOCATION

Environment: Central, residential area

## TERRAIN

Orientation terrace: South east

## LAYOUT

Living room: 40,00 m²  
Kitchen: 8,00 m², fully fitted  
Bedroom 1: 17,00 m²  
Bedroom 2: 13,00 m²  
Bathroom 1: 8,00 m²  
Bathroom type: Bath  
Toilets: 1  
Terrace: 5,00 m²

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 28/10/2025  
Intimation: No legal correction or administrative measure imposed  
G-score: A  
P-score: A  
Water-sensitive open space area: No  
Summons: No

## PARKING

Garage: Yes

Parking cars: 1

Parkings inside: Yes