

## FOR SALE - GROUND FLOOR

**Sold**

**Boerenmarkt 3 B2, 9120 Beveren**

**Ref. 4432459**



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: to be agreed upon

Surf. Living: 125m<sup>2</sup>  
Surf. Plot: 125m<sup>2</sup>  
Surf. terrace: 12m<sup>2</sup>  
Neighbourhood: city Center

PEB/EPB: 117kwh/m<sup>2</sup>/j

## DESCRIPTION

This ground floor apartment (preferably 125 m<sup>2</sup> in size!) with a spacious terrace (10 m<sup>2</sup>) is located right in the center of Beveren, less than 500 meters from the Grote Markt, is very easily accessible and quietly located in a green environment. The apartment will be delivered turnkey (according to specifications and with personal guidance from an interior architect) and therefore fully furnished to your taste within the asking price. In addition, there is also the option to purchase a spacious underground parking space. A unique opportunity for quick decision makers, first is first!

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: € 350.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 1.179,00

## BUILDING

Habitable surface: 125,00 m<sup>2</sup>

Construction year: 2017

State: Very good state

Number of floors: 1

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: Yes

Pool: No

## ENERGY

EPC score: 117.09

EPC total score: 52 kWh/year

EPC code: 46003-G-

2014\_646/EP02179/A001/D01/SD006

EPC class: B

Double glazing: Yes, thermic isol.

Electricity certificate: Yes, conform

Heating type: Condensation

## LOCATION

Environment: City Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Train station nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 125,00 m<sup>2</sup>

Orientation terrace 1: West

## LAYOUT

Kitchen: Hyper equipped

Bedroom 1: 20,00 m<sup>2</sup>

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

Toilets: 2

Terrace: 12,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: 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

Parkings inside: 1