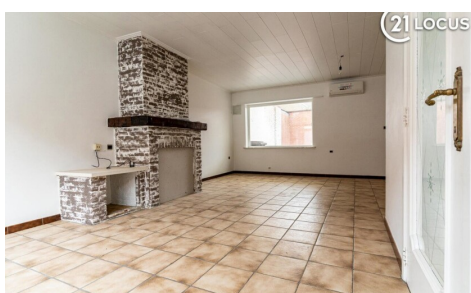
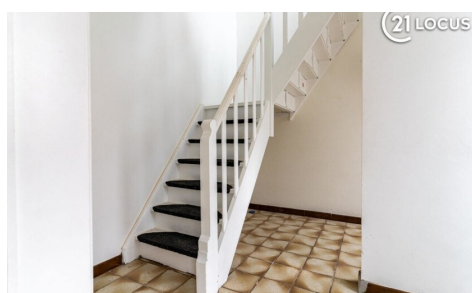


FOR SALE - HOUSE

Bijlstraat 31, 9120 Beveren

€ 245.000

Ref. 7143550



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 101m²

Surf. Plot: 90m²

Neighbourhood: city Center

PEB/EPB: 442kwh/m²/j

Glazing type: High efficiency
glass

DESCRIPTION

Welcome to Bijlstraat 31 in Beveren – a home full of potential, with some valuable features right from the start.

Layout & atmosphere

Upon entering, you step into the entrance hall from which the stairs lead you to the upper floor. The spacious L-shaped living room bathes in natural light – an inviting place to come together. Connected to this you'll find the kitchen, which gives access to both the bathroom and the outdoor terrace. The outside area is a lovely extra: ideal for calmly enjoying the open air.

On the first floor there are several large bedrooms – perfect for families or for anyone seeking extra space. Above, a loft (attic), accessible via a pull-down ladder, offers room for storage or even extension.

Practical advantages

The house is equipped with PVC windows (with a U-value of approx. 1.0), contributing to insulation and comfort. Heating is provided through a heat pump – a nice step toward more energy-efficient living.

Location & renovation

Located in a quiet street in Beveren, yet close to shops, schools and public transport – here you have both accessibility and peace. The current EPC label is E, indicating that renovation work is possible. At the same time, this offers the chance to tailor everything completely to your own taste and style.

Curious to learn more? Feel free to contact us, and discover how this house can become your dream home!

FINANCIAL

Price: € 245.000,00

VAT applied: No

Available: At the contract

BUILDING

Habitable surface: 101,00 m²

Fronts: 2

Construction year: 1979

State: Good state

Number of floors: 3

Main area: 75 m²

Front width: 6,50 m

Orientation facade: North-west

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Air conditioning: Yes

Pool: No

ENERGY

EPC score: 442

LOCATION

Environment: City Center

School nearby: 1.000m

Shops nearby: 300m

Public transport nearby: 300m

Train station nearby: 1.200m

Sport center nearby: 700m

Mobiscore: 87,00

TERRAIN

Ground area: 90,00 m²

Garden: Yes (20,00 m²)

Orientation terrace 1: South-east

LAYOUT

Entrance hall: 7,00 m²

Living room: 36,00 m²

Kitchen: 13,00 m², semi fitted

Nighthall: 8,00 m²

Bedroom 1: 13,00 m²

Bedroom 2: 11,00 m²

Bedroom 3: 8,00 m²

Bathroom 1: 7,00 m²

Bathroom type: Shower in bath

Toilets: 1

EPC code: 20250624-000360394-RES-19
EPC class: E
Glazing type: High efficiency glass
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Hot air pump
Heating: Individual

Laundry: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Obligation to renovate: Yes
Intimation: No legal correction or administrative
measure imposed
G-score: A
P-score: A
Water-sensitive open space area: No
Summons: No

PARKING

Parkings inside: No