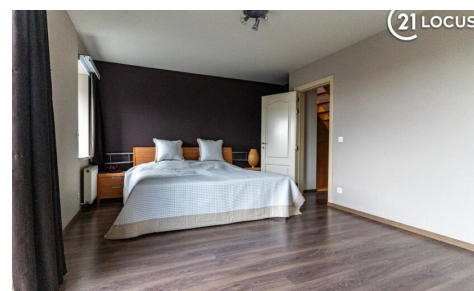
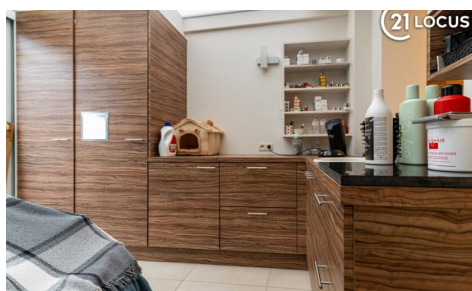


FOR SALE - HOUSE

€ 395.000

Mosselbank 96, 9120 Beveren

Ref. 7673954



Number of bedrooms: 4
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 164m²
Surf. Plot: 178m²
Neighbourhood: central

PEB/EPB: 144kwh/m²/j
Glazing type: High efficiency
glass

DESCRIPTION

Move-in ready house with multifunctional space, solar panels, and prime location in Beveren

This well-maintained house in **Vrasene (Beveren)** offers a rare combination of **comfortable living, energy efficiency, and functional flexibility**. Thanks to the thoughtful layout and the additional multifunctional space, this property is ideal for families, self-employed professionals, or remote workers seeking both space and value.

Upon entering, you are welcomed into a **bright living area** where coziness and functionality come together. The open kitchen seamlessly connects to the living space and forms the heart of the home — perfect for those who enjoy cooking and dining together. Adjacent is a **sunny south-facing terrace**, ideal for enjoying outdoor life in peace.

A major added value is the **multifunctional space on the ground floor**, offering many possibilities: practice room, office, hobby room, or extra garage. This makes the house perfectly suited for those who want to **combine living and working**.

On the first floor, there are **three full-sized bedrooms**, including a spacious master bedroom with an adjoining **dressing room** (also usable as an extra bedroom or office). The bathroom is generously sized and equipped with both a bathtub and shower, double sink, and toilet — practical and comfortable for the whole family.

Key features:

Move-in ready, built in 2001

Energy-efficient (EPC B)

13 solar panels (Sunpower – 4251 Wp)

3 air conditioning units for optimal comfort

Multifunctional space with commercial or professional potential

South-facing terrace

convenient rear access

Central location close to shops, schools, and E34

Conclusion:

This house stands out for its **versatility, energy efficiency, and excellent maintenance**. An ideal opportunity for those looking for a forward-looking home with extra possibilities, both private and professional.

Interested? Contact our office for more information or to schedule a visit and discover the added value of this property yourself.

FINANCIAL

Price: € 395.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes (30,00 m²)

BUILDING

Habitable surface: 164,00 m²

Fronts: 3

Construction year: 2001

LOCATION

Environment: Central

School nearby: 500m

Shops nearby: 500m

Public transport nearby: 200m

Highway nearby: 1.500m

Train station nearby: 2.000m

TERRAIN

Ground area: 178,00 m²

State: Very good state
Number of floors: 3
Orientation facade: East

COMFORT

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

ENERGY

EPC score: 144
EPC class: B
Glazing type: High efficiency glass
Windows: Wood or pvc
Electricity certificate: Yes, not conform
Heating type: Condensation
Solar panels: Photovoltaic

Garden: Yes (47,00 m²)
Orientation terrace: South east

LAYOUT

Entrance hall: 4,00 m²
Living room: 40,00 m²
Kitchen: 11,00 m², hyper equipped
Nighthall: 4,00 m²
Bedroom 1: 18,00 m²
Bedroom 2: 14,00 m²
Bedroom 3: 9,00 m²
Bedroom 4: 11,00 m²
Bathroom 1: 10,00 m²
Bathroom type: Shower and bath tub
Toilets: 2
Laundry: 1,00 m²

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: Yes - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Water-sensitive open space area: No
Urban info: Yes
G-score: A
P-score: A
Summons: No
Ground certificate: Yes