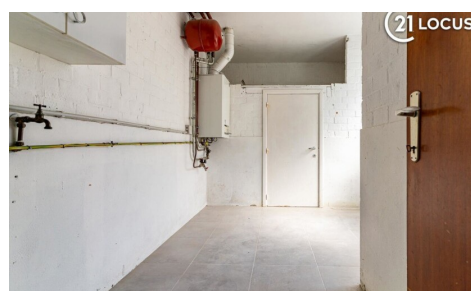
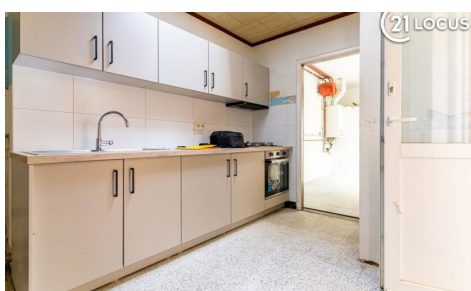
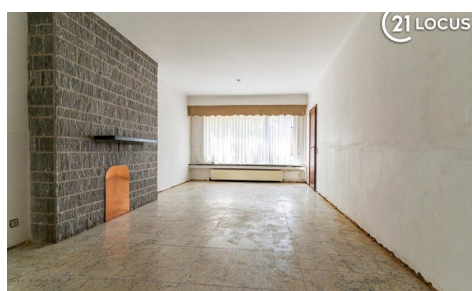


FOR SALE - HOUSE

Kallobaan 38/1, 9120 Beveren

€ 290.000

Ref. 7764946



Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 175m²
Surf. Plot: 199m²
Surf. terrace: 15m²
Neighbourhood: central

PEB/EPB: 284kwh/m²/j

DESCRIPTION

Are you looking for a spacious family home in a prime location in Beveren? Then this semi-detached property is definitely worth a visit.

With a living area of no less than 175 m² on a 199 m² plot, this home offers an abundance of space and numerous possibilities for buyers looking to further personalize and modernize their future home.

The ground floor features a pleasant living area, a kitchen and practical storage spaces. On the first floor, you will find three full-sized bedrooms and a bathroom. Thanks to its functional layout, this property provides an excellent foundation for families seeking space and comfort.

One of the property's main assets is the spacious attic. This area offers the potential to create additional bedrooms, a home office, hobby room, playroom or multifunctional living space, allowing the home to adapt to your future needs.

Outside, you can enjoy a pleasant garden, ideal for relaxing and spending quality time outdoors.

Highlights:

- ✓ Prime location in Beveren
- ✓ Semi-detached property
- ✓ 175 m² of living space
- ✓ 199 m² plot
- ✓ 3 full-sized bedrooms
- ✓ Spacious attic with expansion possibilities
- ✓ Great potential for modernization
- ✓ Close to shops, schools, public transport and major access roads

Are you looking for a spacious home with character, potential and an excellent location? Contact us today and discover everything this property has to offer.

FINANCIAL

Price: € 290.000,00

VAT applied: No

Available: At the contract

Land registry income: € 721,00

BUILDING

Habitable surface: 175,00 m²

Fronts: 2

Construction year: 1967

State: To be refreshed

Number of floors: 2

Main area: 86 m²

Front width: 7,00 m

Type roof: Saddle roof

Orientation facade: West

LOCATION

Environment: Central

School nearby: 50m

Shops nearby: 100m

Public transport nearby: 350m

Highway nearby: 2.500m

Train station nearby: 1.000m

Sport center nearby: 1.000m

TERRAIN

Ground area: 199,00 m²

Garden: Yes (100,00 m²)

Orientation of the garden: South west

Orientation terrace 1: South-west

LAYOUT

Living room: 28,00 m²

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

ENERGY

EPC score: 284

EPC code: 3906688-RES-1

EPC class: C

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

Kitchen: 17,00 m², fully fitted

Additional kitchen: Yes

Storage: 9,50 m²

Bedroom 1: 14,00 m²

Bedroom 2: 14,00 m²

Bedroom 3: 7,00 m²

Bathroom 1: 9,00 m²

Bathroom type: Hip bath

Toilets: 2

Terrace: 15,00 m²

TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Water-sensitive open space area: No

Obligation to renovate: No

G-score: A

P-score: A

Summons: No

Heritage Protected: No

Management measures recorded in the register of measures: No