

FOR SALE - HOUSE

Sold

Hendrik Mertensstraat 75, 9150 Kruibeke

Ref. 4717073



Number of bedrooms: 5

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 190m²

Surf. Plot: 420m²

Surf. terrace: 30m²

Neighbourhood: central

PEB/EPB: 256kwh/m²/j

Glazing type: High efficiency
glass

DESCRIPTION

Are you looking for a house with 5 bedrooms, garage and beautiful garden? Then this is your chance!

This house is centrally located near eateries, shops, schools, public transport and major roads.

You enter the house through the garage or through the entrance door. In the entrance hall there is a separate guest toilet and the stairs that give access to the first floor. On the ground floor you enter a spacious cozy living room with sitting and dining area, next to it the renovated (2020) kitchen, equipped with modern appliances. A renovated (2020) and modern bathroom with toilet is also available. Then there is a large storage room that opens onto the spacious terrace with a view of the beautifully landscaped garden.

There are three bedrooms on the first floor. On the attic floor there are 2 additional bedrooms.

Extras:

- beautifully decorated garden
- ready to move in
- renovated kitchen and bathroom
- 5 bedrooms
- garden house/bicycle shed
- central and quiet location

Interested? Contact us for further information and/or a viewing on +32 3 755 77 05 or info@C21locus.be.

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 681,00

BUILDING

Habitable surface: 190,00 m²

Fronts: 2

Construction year: 1900

Renovation: 2002

State: Good state

Number of floors: 3

Main area: 117 m²

Front width: 6,00 m

Orientation facade: South-west

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

LOCATION

Environment: Central

TERRAIN

Ground area: 420,00 m²

Garden: Yes (270,00 m²)

Orientation terrace: South east

Orientation terrace 1: South

LAYOUT

Entrance hall: 12,23 m²

Living room: 34,51 m²

Kitchen: 15,07 m², hyper equipped

Bedroom 1: 16,80 m²

Bedroom 2: 12,00 m²

Bedroom 3: 12,00 m²

Bedroom 4: 18,00 m²

Bedroom 5: 13,50 m²

Bathroom 1: 8,52 m²

Toilets: 2

Terrace: 30,00 m²

Laundry: 13,02 m²

Cellar: 8,00 m²

ENERGY

EPC score: 256

EPC code: 20220501-0002594489-RES-1

EPC class: C

Glazing type: High efficiency glass

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Condensation

Heating: Individual

PLANNING

Urban info: Yes

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

Ground certificate: Yes

Servitude: No

PARKING

Garage: 1

Bicycle storage: Yes