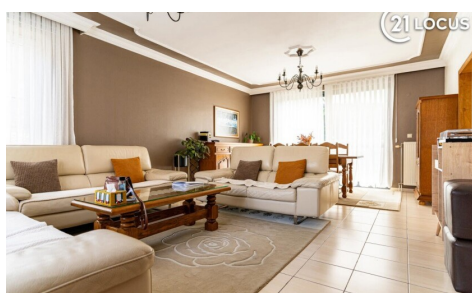


FOR SALE - HOUSE

Sold

Hendrik Mertensstraat 4, 9150 Kruibeke

Ref. 6485529



Number of bedrooms: 6

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 237m²

Surf. Plot: 130m²

Surf. terrace: 30m²

Neighbourhood: central

PEB/EPB: 169kwh/m²/j

Glazing type: High efficiency
glass

DESCRIPTION

Are you looking for a spacious, move-in ready home in the center of Kruibeke? This recently renovated home offers everything you need for comfortable and stylish living!

Highlights of this home:

6 Spacious Bedrooms – Ideal for large families or for those who want extra space for an office or hobby room.

Recent Renovation – The home has been completely renovated with an eye for detail and high-quality materials. Ready to move in without worries!

Spacious Living Space – The bright and spacious living room offers a cozy atmosphere, perfect for relaxing with family or receiving guests.

Modern Kitchen – Equipped with the latest appliances and a sleek design, ideal for those who love cooking and conviviality.

Terrace – Enjoy a private terrace, ideal for sunny days and outdoor activities.

Prime location in the Center of Kruibeke – Close to shops, schools, public transport and green walking routes. You can enjoy all the benefits of the city and peace.

This home is perfect for families or those looking for space and comfort in a central location. Don't miss this unique opportunity!

Request your viewing now and discover the comfort of living in this beautiful home in Kruibeke!

Contact us today for more information.

FINANCIAL

Price: € 420.000,00

VAT applied: No

Available: At the contract

Land registry income: € 950,00

BUILDING

Habitable surface: 237,00 m²

Fronts: 3

Construction year: 1939

Renovation: 2006

State: Very good state

Number of floors: 2

Orientation facade: North-east

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

ENERGY

LOCATION

Environment: Central

School nearby: 100m

Shops nearby: 250m

Public transport nearby: 150m

Highway nearby: 2.500m

Sport center nearby: Yes

Mobiscore: 7,70

TERRAIN

Ground area: 130,00 m²

Orientation terrace: South east

LAYOUT

Entrance hall: 5,00 m²

Living room: 35,00 m²

Kitchen: 21,50 m², hyper equipped

Nighthall: 8,00 m²

Bedroom 1: 18,00 m²

Bedroom 2: 16,50 m²

Bedroom 3: 13,00 m²

Bedroom 4: 16,00 m²

Bedroom 5: 24,00 m²

EPC score: 169
EPC code: 20241014-0003412451-RES-1
EPC class: B
Glazing type: High efficiency glass
Windows: Aluminium or pvc
Electricity certificate: Yes, conform
Heating type: Condensation
Heating: Individual

Bedroom 6: 12,00 m²
Bathroom 1: 7,00 m²
Bathroom type: Shower
Toilets: 2
Terrace: 30,00 m²

TECHNICS

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

PLANNING

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

PARKING

Garage: 1
Parkings inside: Yes