

Oude Zandstraat 30 , 9120 Beveren

Phone number: 03 755 77 05 **E-mail:** reacties@c21locus.be

FOR SALE - HOUSE

€ 229.000

Ref. 7210876

Zoete Moederstraat 11, 9150 Kruibeke









Number of bedrooms: 3 Number of bathrooms: 1 Availability: tbd with the

owner

Surf. Plot: 85m² Surf. terrace: 25m² Neighbourhood: central

Surf. Living: 126m²

PEB/EPB: 370kwh/m²/j

DESCRIPTION

Welcome to your future home: a cozy, semi-detached house in the picturesque setting of Rupelmonde, perfect for those taking their first step on the property ladder.

Location & Accessibility

Quiet street, with shops and school just a short walk away — everything you need close by.

Public transport easily accessible: stops nearby for smooth connections to surrounding towns.

For relaxation, enjoy walks along the dike or the waterside — idyllic routes in nature, peace, and beautiful

Home & Interior

 ${\bf 3}$ spacious bedrooms: great for a young family, guests, or a home office.

Cozy, tastefully decorated interiors — warm, inviting, ready to move in.

Semi-detached building: privacy without isolation.

Rest & Leisure Nearby

Walking routes along the Scheldt and the river-dike offer calm, green surroundings just steps away.

Nature lovers will appreciate nearby paths by water and countryside for regular moments of relaxation.

Ideal Starter Home

Well-sized without unnecessary space — practical, efficient, and charming.

Low entry costs: interiors are already in place — you just need to settle in.

A place where friends happily visit, where home truly feels like home.

FINANCIAL

Price: € 229.000,00

Available: Tbd with the owner Land registry income: € 247,00

BUILDING

Habitable surface: 126,00 m²

Fronts: 2

State: Very good state Number of floors: 2

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No Pool: No

ENERGY

EPC score: 370

EPC code: 3708289

EPC class: D

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

LOCATION

Environment: Central School nearby: 50m Shops nearby: 200m

Public transport nearby: 100m Highway nearby: 2.500m

TERRAIN

Ground area: 85,00 m² Orientation terrace 1: South

LAYOUT

Living room: 20,00 m²

Kitchen: 12,00 m², hyper equipped

Bedroom 1: 18,00 m² Bedroom 2: 16,00 m² Bedroom 3: 21,00 m² Bathroom 1: 8,00 m² Bathroom type: Bath

Toilets: 1

Terrace: 25,00 m²

TECHNICS

Electricity: Yes Phone cables: Yes

Cable TV: Yes Gas: Yes Water: Yes

PLANNING

Destination: Living zone Building permission: Yes Parcelling permission: No Right of pre-emption: No

Intimation: No legal correction or administrative

measure imposed

G-score: A P-score: A

Water-sensitive open space area: No