

FOR SALE - HOUSE

Zoete Moederstraat 11, 9150 Kruibeke

€ 239.000

Ref. 7210876



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

Surf. Living: 126m²
Surf. Plot: 85m²
Surf. terrace: 25m²
Neighbourhood: central

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 views.

Home & Interior

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: € 239.000,00
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