

## FOR SALE - HOUSE

€ 199.000

Kieldrechtsebaan 89, 9130 Verrebroek

Ref. 7630975



Number of bedrooms: 2  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 130m<sup>2</sup>  
Surf. Plot: 550m<sup>2</sup>  
Neighbourhood: countryside  
view

PEB/EPB: 1161kwh/m<sup>2</sup>/j  
Glazing type: largely double  
glass

## DESCRIPTION

Are you looking for a property with exceptional potential to fully customize to your own taste? Then this home at Kieldrechtsebaan 89 in Verrebroek is exactly what you are looking for. Situated on a plot of approximately 550 m<sup>2</sup>, this property offers an interesting opportunity for handy homeowners, investors, or developers seeking a project with real added value.

The house requires a complete renovation, giving you a blank slate to redesign and upgrade the building according to modern standards and comfort. It is the ideal property for anyone looking to undertake a full renovation and create a charming home with a contemporary layout, energy-efficient systems, and high-quality finishes.

For those thinking in terms of project development, this property could also represent an attractive opportunity. Thanks to the plot size and location, it may serve as a base for a rebuild project or new construction concept (always subject to current urban planning regulations and permits).

The location in Verrebroek provides excellent access to Beveren, Sint-Niklaas, the Waasland Port, and Antwerp, making it appealing for rental or future resale. In addition, the plot offers ample space for a garden, terrace, and outdoor living areas.

EPC: F (1161 kWh/m<sup>2</sup>/year) - renovation required. This also represents an opportunity: by investing in insulation, windows, heating, and other systems, you can significantly improve energy efficiency and increase the property's value.

In short: a property for those with vision, looking for a project with strong future potential.

???? Interested? Contact us today for more information or to schedule a viewing.

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## FINANCIAL

Price: € 199.000,00

Available: At the contract

## BUILDING

Habitable surface: 130,00 m<sup>2</sup>

Fronts: 4

Construction year: 1918

State: To be renovated

Number of floors: 3

Type roof: Saddle roof

Orientation facade: East

## COMFORT

Furnished: No

Handicap friendly: No

Parlophone: No

Elevator: No

Pool: No

## LOCATION

Environment: Countryside view, open place

School nearby: 2.000m

Shops nearby: 2.000m

Public transport nearby: 5m

Highway nearby: 3.000m

Sport center nearby: 1.000m

Beach nearby: No

## TERRAIN

Ground area: 550,00 m<sup>2</sup>

Garden: Yes (420,00 m<sup>2</sup>)

Orientation of the garden: South

## LAYOUT

Entrance hall: Yes

Living room: 12,00 m<sup>2</sup>

Kitchen: 24,00 m<sup>2</sup>, fully fitted

Storage: 10,00 m<sup>2</sup>

Nighthall: Yes

Bedroom 1: 16,00 m<sup>2</sup>

## **SPECIFIC AREA**

Shopfloor: Yes

## **ENERGY**

EPC score: 1161

EPC total score: 1161 kWh/year

EPC class: F

Isolation: No

Glazing type: Largely double glass

Windows: Wood or pvc

Electricity certificate: Yes, not conform

Heating type: Gas

Bedroom 2: 14,00 m<sup>2</sup>

Bathroom 1: 7,00 m<sup>2</sup>

Bathroom type: Shower in bath

Toilets: 1

Cellar: 10,00 m<sup>2</sup>

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Urban info: Yes

Destination: Rural residential area

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

02/04/2026

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

Ground certificate: Yes

Heritage Protected: No

Servitude: No

Management measures recorded in the register of  
measures: No