

## FOR SALE - PENTHOUSE

Kleemstraat 15 B22, 9100 Sint-Niklaas

€ 590.000

Ref. 6812267



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 192m<sup>2</sup>

Surf. terrace: 150m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 190kwh/m<sup>2</sup>/j

## DESCRIPTION

Experience ultimate comfort in this luxurious penthouse, located in the peaceful and green area of Belsele. With a generous living area of 192 m<sup>2</sup> and an impressive 150 m<sup>2</sup> terrace, this property offers a unique combination of space, light, and views.

### Highlights of this unique penthouse:

**Spacious and bright:** Large windows and an open layout provide an abundance of natural light in every room.

**Breathtaking views:** The spacious terrace offers panoramic views of the green surroundings, perfect for relaxation or entertaining guests.

**Quiet location near the center:** Situated in a serene neighborhood, this penthouse offers the tranquility of nature with the proximity of shops, restaurants, and public transport.

**Sunny terrace:** The south-facing terrace is an ideal spot to enjoy the sun, with ample space for lounge chairs and a dining table.

**Year-round vacation feeling:** The combination of light, space, and views creates a permanent holiday atmosphere in your own home.

**Optional second garage:** For €40,000, you can purchase an additional garage, ideal for extra vehicles or storage space.

This penthouse is more than a home; it's a lifestyle. Experience the ultimate comfort and luxury this unique property has to offer. Don't miss this opportunity to acquire your dream home in beautiful Belsele.

*For more information or a viewing, please contact our office.*

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## FINANCIAL

Price: € 590.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.410,00

## BUILDING

Habitable surface: 192,00 m<sup>2</sup>

Fronts: 3

Construction year: 2011

State: Very good state

Floor: 3

Number of floors: 3

Orientation facade: South-west

## COMFORT

Furnished: No

Handicap friendly: Yes

Videophone: Yes

Smoke detector: Yes

Elevator: Yes

Security door: Yes

Pool: No

## LOCATION

Environment: Central

School nearby: 700m

Shops nearby: 200m

Public transport nearby: 300m

Highway nearby: 2.000m

Train station nearby: 500m

Sport center nearby: Yes

Mobiscore: 8,00

## TERRAIN

Garden: No

Orientation terrace 1: South

## LAYOUT

Entrance hall: 15,00 m<sup>2</sup>

Living room: 61,00 m<sup>2</sup>

Kitchen: 18,00 m<sup>2</sup>, hyper equipped

Storage: 7,00 m<sup>2</sup>

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

Bedroom 1: 22,00 m<sup>2</sup>

Bedroom 2: 13,00 m<sup>2</sup>

Bedroom 3: 13,00 m<sup>2</sup>

Bathroom 1: 11,00 m<sup>2</sup>

## ENERGY

EPC score: 190

EPC code: 20250516-0003603224-RES-1

EPC class: B

Electricity certificate: Yes, conform

Heating type: Floor heating

Heating: Individual

Bathroom type: Shower and bath tub

Bathroom 2 : 4,00 m<sup>2</sup>

Toilets: 2

Terrace: 150,00 m<sup>2</sup>

Cellar: 15,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

G-score: A

P-score: C

Water-sensitive open space area: No

Summons: No

Servitude: No

## PARKING

Garage: 1