

## FOR SALE - RESIDENCES-SERVICES

**Sold**

Oude Zandstraat 34 BA201, 9120 Beveren

**Ref. 4644089**



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

Surf. Living: 62m<sup>2</sup>  
Surf. terrace: 6m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 123kwh/m<sup>2</sup>/j  
Glazing type: double glazing

## DESCRIPTION

---

### FINANCIAL

Price: € 125.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 958,00

### BUILDING

Habitable surface: 62,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1999  
State: Good state  
Floor: 2  
Number of floors: 4  
Orientation facade: South

### COMFORT

Furnished: No  
Handicap friendly: Yes  
Videophone: Yes  
Elevator: Yes  
Pool: No

### ENERGY

EPC score: 123  
EPC code: 20220207-0002541037-RES-1  
EPC class: B  
Double glazing: Yes, thermic isol.  
Glazing type: Double glazing  
Heating type: Gas (centr. heat.)  
Heating: Collective

### LOCATION

Environment: Central

### TERRAIN

Garden: Yes  
Orientation terrace 1: West

### LAYOUT

Living room: 30,00 m<sup>2</sup>  
Kitchen: Fully fitted  
Bedroom 1: 13,00 m<sup>2</sup>  
Bathroom 1: 7,00 m<sup>2</sup>  
Bathroom type: Shower  
Toilets: 1  
Terrace: 6,00 m<sup>2</sup>  
Laundry: 4,00 m<sup>2</sup>

### TECHNICS

Sewage: 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  
Flooding area: Not located in flood area  
Summons: No