

## FOR SALE - RESIDENCES-SERVICES

€ 115.000

Oude Zandstraat 34 BA201, 9120 Beveren

Ref. 7117876



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

Surf. Living: 70m<sup>2</sup>  
Surf. terrace: 6m<sup>2</sup>  
Neighbourhood: central

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

## DESCRIPTION

Looking for a **comfortable and worry-free living environment** in a green oasis, close to Beveren's Grote Markt? This **certified assisted living apartment** on the 2nd floor of Seniorenresidentie "Meulenberg" offers **tailored services** and a warm, family-like atmosphere while respecting your privacy.

### □ **Key features of this 70 m<sup>2</sup> apartment:**

- **Spacious living area** with large windows and plenty of natural light
- **Fully equipped kitchen** for your convenience
- **1 large bedroom**
- **Bathroom with shower and sink cabinet**
- **Private terrace** where you can relax in peace
- **Emergency call buttons** in all rooms for extra safety

### **A senior residence with extensive facilities**

At Residentie "Meulenberg," you can enjoy **basic services**, with the option to add extra care and support as needed.

### **The service package includes:**

- ✓ **24/7 emergency assistance & call system**
- ✓ **Weekly cleaning (30 min.)**
- ✓ **Grocery delivery to your apartment**
- ✓ **Diverse activity program**
- ✓ **Cozy bar & restaurant with a daily three-course menu**
- ✓ **Fitness area, summer terrace & private garden with pétanque court**

### **Pricing:**

**Rent from €20.58 per day**

### **Service package:**

€35.21 per day for one person

€42.26 per day for two people

Would you like a warm and comfortable home with tailored care? **Contact us today for a visit!**

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## FINANCIAL

Price: € 115.000,00

VAT applied: No

Available: At the contract

Land registry income: € 958,00

## BUILDING

Habitable surface: 70,00 m<sup>2</sup>

Fronts: 2

Construction year: 1999

State: Good state

Floor: 2

Number of floors: 4

Orientation facade: South

## LOCATION

Environment: Central

## TERRAIN

Garden: Yes (5.300,00 m<sup>2</sup>)

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: 9,00 m<sup>2</sup>

Bathroom type: Shower

Toilets: 1

Terrace: 6,00 m<sup>2</sup>

## 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  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Collective

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

## TECHNICS

Sewage: Yes

## PLANNING

Building permission: Yes  
Destination: Living zone  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: No  
Flooding area: Not located in flood area  
Summons: No