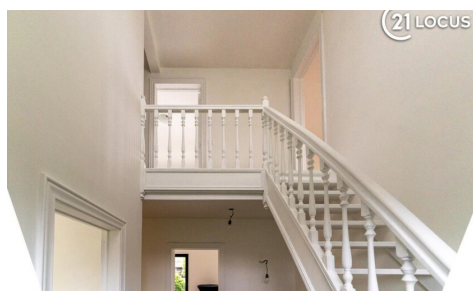


## FOR SALE - VILLA

Koolputstraat 68, 9120 Beveren

**€ 845.000**

**Ref. 7288425**



Number of bedrooms: 4  
Number of bathrooms: 1  
Garages: 1  
Availability: tbd with the owner

Surf. Living: 276m<sup>2</sup>  
Surf. Plot: 1025m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: city

PEB/EPB: 207kwh/m<sup>2</sup>/j

## DESCRIPTION

Move-in ready villa with great potential, ideal for families and self-employed professionals – Koolputstraat 68, 9120 Melsele

Looking for a home that offers immediate comfort *and* room for your personal touch? This beautiful move-in ready villa in Melsele combines the best of both worlds: a living space that is fully prepared for you to move in, along with the flexibility to make it truly your own. Perfect for families seeking a cosy, spacious and bright home, or for self-employed professionals wanting to combine living and working.

Upon entering the spacious entrance hall, you are welcomed into a bright and generously sized living area with a pleasant atmosphere and plenty of room to come together. The practical kitchen offers every convenience for comfortable daily living. Multiple bedrooms ensure privacy and comfort for the whole family, while additional rooms can be flexibly arranged as home office, practice space or hobby areas.

Additional assets of this villa:

Move-in ready and well maintained, allowing you to enjoy your new home immediately

Great potential: ideal for families and self-employed professionals

Spacious and bright: large living areas and bedrooms with plenty of natural light

Prime location in Melsele: close to schools, shops and public transport

Flexible layout: rooms can be adapted to your lifestyle or professional needs

Thanks to the combination of a ready-to-move-in finish, generous spaces and an excellent location in a sought-after neighbourhood, this villa offers a unique opportunity for anyone looking for a sustainable, comfortable and functional home. Picture yourself here: cosy family moments, space to live and work, and a home that grows with your plans.

Don't miss this opportunity — this is a future-proof home waiting for new residents to make it their ideal place to live. Contact us today for a viewing and experience the comfort, space and possibilities of this exceptional villa!

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## FINANCIAL

Price: € 845.000,00

Available: Tbd with the owner

## BUILDING

Habitable surface: 276,00 m<sup>2</sup>

Fronts: 4

Construction year: 1990

State: Renovated

Number of floors: 2

Main area: 151 m<sup>2</sup>

Front width: 15,00 m

Type roof: Saddle roof

Orientation facade: North-west

## COMFORT

Furnished: No

Handicap friendly: No

## LOCATION

Environment: City, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Train station nearby: Yes

## TERRAIN

Ground area: 1.025,00 m<sup>2</sup>

Garden: Yes (710,00 m<sup>2</sup>)

Orientation of the garden: South east

Orientation terrace 1: South-east

## LAYOUT

Entrance hall: 7,00 m<sup>2</sup>

Living room: 60,00 m<sup>2</sup>

Playroom: Yes

Elevator: No  
Fireplace: Yes  
Pool: No

## ENERGY

EPC score: 207  
EPC code: 20231025-0003022290-RES-1  
EPC class: C  
Isolation: Yes  
Windows: Wood or pvc  
Heating type: Gas (centr. heat.)

Seating: Yes  
Kitchen: 15,00 m², fully fitted  
Additional kitchen: 10,00 m²  
Storage: Yes  
Bedroom 1: 26,00 m²  
Bedroom 2: 18,00 m²  
Bedroom 3: 18,00 m²  
Bedroom 4: 11,00 m²  
Bathroom 1: 15,00 m²  
Bathroom type: All comfort  
Toilets: 2  
Terrace: 20,00 m²  
Laundry: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Intimation: No legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score:  D  
Water-sensitive open space area: No  
Servitude: No

## PARKING

Garage: 1  
Parkings outside: 3  
Parkings inside: 2