

FOR SALE - DUPLEX**Scheiddam 11, 9150 Kruibeke****€ 369.000****Ref. 02.02 Scheiddam**

Number of bedrooms: 3
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 111m²
Surf. Plot: 111m²
Surf. terrace: 7m²
Neighbourhood: city

PEB/EPB: 38kwh/m²/j

DESCRIPTION

Want to live in peace and quiet, right in the centre? This recent, energy-efficient duplex combines comfort, space and natural light in a prime location.

Layout:

You enter through the entrance hall, where you will find the stairs to the upper floor and a handy utility room. On the ground floor, there is an open kitchen with a pleasant living area, a smaller room (perfect as an office, children's room or guest room), a second bedroom, a separate toilet and a modern bathroom with a walk-in shower.

The stairs lead to the upper floor with the spacious master bedroom and adjoining private bathroom – ideal for extra comfort and privacy.

And the icing on the cake: a spacious terrace where you can enjoy the outdoors to the fullest.

Prime location:

- Behind the church of Kruike, within walking distance of the park and polders
- 2 minutes from the supermarket
- 9 minutes' walk to the local primary school
- 6 minutes' drive to the E17

Advantages:

- Large windows provide natural light in every corner
- Pleasant terrace off the living room
- Lift available
- 2 private parking spaces must be purchased (€17,500 each)
- Optional: extra storage room

Communal facilities:

- Covered bicycle storage accessible from outside
- Entrance hall with letterboxes and intercom system
- Adjacent stairwell with lift
- Meter room, rubbish storage
- Technical storage room offers extra storage space, for example for winter or summer tyres
- Blitz Power charging stations

Want to discover this for yourself?

Call or email us and we will be happy to show you around!

beheer@hertsens.eu

03 250 12 23

Price excluding VAT (6% or 21%) and parking spaces

FINANCIAL

Price: € 369.000,00

VAT applied: Yes

Available: At the contract

Available date: 01 July 2025

LOCATION

Environment: City

TERRAIN

Ground area: 111,00 m²

BUILDING

Habitable surface: 111,00 m²

Fronts: 2

Construction year: 2025

State: Very good state

Floor: 2

Number of floors: 3

Front width: 9,00 m

COMFORT

Furnished: No

Parlophone: Yes

Videophone: Yes

Elevator: Yes

Pool: No

ENERGY

EPC score: 38

EPC total score: 25 kWh/year

EPC code: 46013-G-

OMV_2022010672/EP16633/A001/D01/SD005

EPC class: A

EPC co2 emission: 31

Double glazing: Yes

Heating type: Hot air pump

Heating: Block heating

Garden: No

Orientation terrace 1: North-east

LAYOUT

Living room: 29,00 m²

Kitchen: 7,00 m², US fully fitted

Bedroom 1: 14,00 m²

Bedroom 2: 9,00 m²

Bedroom 3: 18,00 m²

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 2

Terrace: 7,00 m²

TECHNICS

Electricity: Yes

Sewage: Yes

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: Not disclosed

Intimation: Not disclosed

Flooding area: Not located in flood area

G-score: A

P-score: A

PARKING

Parkings outside: 2

Parkings inside: No