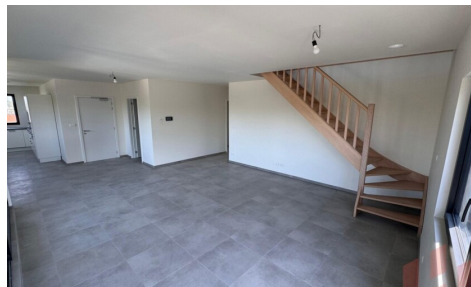
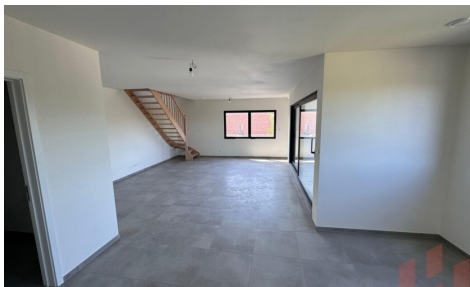


**FOR SALE - DUPLEX**

**Kapelstraat 45, 9140 Temse**

**€ 405.000**

**Ref. 6991826**



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 135m<sup>2</sup>

Surf. Plot: 168m<sup>2</sup>

Surf. terrace: 7m<sup>2</sup>

## DESCRIPTION

Prime location with easy access

Located on a quiet street in charming Steendorp, with all amenities nearby:

- Only 6 minutes from the E17
- 3 minutes' walk from the bus stop
- Supermarket 1 minute's drive or 8 minutes' walk away

Comfortable living with character

This bright duplex apartment is located on the second and third floors of a small-scale building and offers a smart layout with plenty of space:

- Spacious entrance hall
- Cozy living room with open-plan kitchen
- 2 comfortable bedrooms on the second floor
- Large multifunctional space upstairs: master bedroom, office, or hobby room
- Bathroom with bathtub, shower, and toilet
- Separate guest toilet
- Convenient storage room in the apartment + separate basement storage room

Additional advantages

- Covered terrace with evening sun
- Communal bicycle storage on the ground floor
- Two private parking spaces included
- Individual meters for water, gas, and electricity

More info or schedule a visit?

Come by and discover the charm of living in Steendorp for yourself. This could be your new home!

beheer@hertsens.eu | 03 250 12 23

Sold directly from the owner: Hertsens Vastgoed

<https://hertsensvastgoed.eu/nl/aanbod/4059725/appartement-te-koop-in-9140-temse>

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## FINANCIAL

Price: € 405.000,00

VAT applied: Yes

Available: At the contract

## BUILDING

Habitable surface: 135,00 m<sup>2</sup>

Fronts: 4

Construction year: 2024

State: Very good state

Floor: 2

Number of floors: 4

Main area: 135 m<sup>2</sup>

## TERRAIN

Ground area: 168,00 m<sup>2</sup>

Garden: No

## LAYOUT

Living room: 65,00 m<sup>2</sup>

Kitchen: Yes, US fully fitted

Bedroom 1: 18,00 m<sup>2</sup>

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

Bedroom 3: 40,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

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

## **COMFORT**

Furnished: No  
Parlophone: Yes  
Videophone: Yes  
Elevator: Yes  
Pool: No

## **ENERGY**

EPC class: A  
Double glazing: Yes  
Heating type: Hot air pump  
Heating: Block heating

Laundry: Yes  
Cellar: Yes

## **PLANNING**

Building permission: Not disclosed  
Destination: Not disclosed  
Intimation: Not disclosed  
Right of pre-emption: Not disclosed  
Parcelling permission: Not disclosed  
Flooding area: Not located in flood area  
G-score: A  
P-score: B

## **PARKING**

Parkings outside: 2  
Parkings inside: No