

FOR SALE - FLAT**Scheiddam 11, 9150 Kruibeke****€ 325.000****Ref. 01.02 Scheiddam**

Number of bedrooms: 2
Number of bathrooms: 1
Availability: at the contract

Surf. Living: 88m²
Surf. Plot: 88m²
Surf. terrace: 12m²

PEB/EPB: 33kwh/m²/j

DESCRIPTION

Want to live in peace and quiet, right in the centre? These recent and energy-efficient apartments have been designed with comfort, space and plenty of light in mind – all in a prime location close to a park, shops and the Polders.

Layout:

You enter through the entrance hall with a separate toilet and a spacious storage room with technical equipment. You will also find an open kitchen that flows seamlessly into the light-filled living room. Adjacent is the bedroom with a spacious en-suite bathroom with walk-in shower and double sink.

Outside, you can enjoy a spacious terrace, ideal for relaxing in peace and quiet.

1 parking space must be purchased for €17,500.

Possibility to purchase additional storage space.

Prime location:

Behind the church of Kruibeke, within walking distance of the park and polders.

2 minutes from the supermarket.

9 minutes' walk to Reynaert Primary School.

6 min. drive to the E17 motorway

Advantages:

- Large floor-to-ceiling windows provide plenty of light
- Terrace adjacent to the living room, accessible via a large sliding window.
- Quiet location yet in the heart of the village
- Energy efficient with high living comfort
- Modern finish and practical layout

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!

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

FINANCIAL

Price: € 325.000,00

VAT applied: Yes

Available: At the contract

Available date: 01 July 2025

TERRAIN

Ground area: 88,00 m²

Garden: No

BUILDING

Habitable surface: 88,00 m²

Fronts: 2

Construction year: 2025

State: Very good state

Floor: 1

Number of floors: 3

Front width: 9,00 m

COMFORT

Furnished: No

Parlophone: Yes

Videophone: Yes

Elevator: Yes

Pool: No

ENERGY

EPC score: 33

EPC code: 46013-G-

OMV_2022010672/EP16633/A001/D01/SD003

EPC class: A

EPC co2 emission: 35

Double glazing: Yes

Heating type: Hot air pump

Heating: Block heating

LAYOUT

Living room: 33,00 m²

Kitchen: 7,00 m², US fully fitted

Bedroom 1: 14,00 m²

Bedroom 2: 12,00 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 12,00 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: 1

Parkings inside: No