

**FOR SALE - FLAT****Scheiddam 11, 9150 Kruibeke****€ 289.000****Ref. 00.02 Scheiddam**

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

Surf. Living: 70m<sup>2</sup>  
Surf. Plot: 70m<sup>2</sup>  
Surf. terrace: 7m<sup>2</sup>

PEB/EPB: 42kwh/m<sup>2</sup>/j

## DESCRIPTION

Looking for a quiet place to live in the centre of Kruibeke? These recent and energy-efficient apartments have been designed with comfort, natural light and a smart layout in mind. You enter the entrance hall with separate toilet and practical storage room with technical equipment. You will also find the open kitchen with adjoining living room, spacious bedroom and en-suite bathroom with walk-in shower and double washbasin. Outside, you can enjoy a covered terrace and a beautiful, enclosed garden of approx. 37 m<sup>2</sup>. 1 parking space must be purchased at an additional cost of €17,500. An additional storage room can also be purchased as an option. Prime location: - Behind the church of Kruibeke, within walking distance of the park and polders - 2 min. walk from the supermarket - 6 min. drive to the E17 motorway Advantages: - Large floor-to-ceiling windows provide plenty of natural light - Adjacent enclosed garden of approx. 37 m<sup>2</sup> with covered terrace off the living room, accessible via a large sliding window and the outside door - Direct access to the parking spaces/car via the gate at the back of the garden - Energy-efficient living in a prime location - Quiet location in the centre Communal facilities: - Covered bicycle storage - Entrance hall with letterbox and intercom - Communal meter room and rubbish storage - Blitz Power charging stations beheer@hertsens.eu | 03 250 12 23 Direct sale by owner: Hertsens Vastgoed Price excluding VAT (6% or 21%) and parking

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## FINANCIAL

Price: € 289.000,00  
VAT applied: Yes  
Available: At the contract  
Available date: 01 July 2025

## BUILDING

Habitable surface: 70,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 2025  
State: Very good state  
Front width: 9,00 m

## COMFORT

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

## ENERGY

EPC score: 42  
EPC total score: 23 kWh/year  
EPC code: 46013-G-  
OMV\_2022010672/EP16633/A001/D01/SD001  
EPC class: A  
EPC co2 emission: 55  
Double glazing: Yes  
Heating type: Hot air pump  
Heating: Block heating

## TERRAIN

Ground area: 70,00 m<sup>2</sup>  
Garden: Yes (37,00 m<sup>2</sup>)

## LAYOUT

Living room: 35,00 m<sup>2</sup>  
Kitchen: 7,00 m<sup>2</sup>  
Bedroom 1: 14,00 m<sup>2</sup>  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 1  
Terrace: 7,00 m<sup>2</sup>

## 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