

**FOR SALE - FLAT**

**Scheiddam 11, 9150 Kruibeke**

**€ 289.000**

**Ref. 00.02 Scheiddam**



Number of bedrooms: 1  
Number of bathrooms: 1

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 peaceful living in the heart of Kruikebe? These modern, energy-efficient apartments are designed with comfort, natural light, and a smart layout in mind.

You enter into the foyer, which features a separate toilet and a practical utility room housing the building's utilities. Beyond that, you'll find the open kitchen with an adjoining living area, a spacious bedroom, and an en-suite bathroom with a walk-in shower and sink.

Outside, you can enjoy a covered terrace and a beautiful, fenced-in garden of approx. 37 m<sup>2</sup>, accessible from the living room and bedroom—perfect for relaxing or entertaining friends.

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

An additional storage room and parking space are available for optional purchase.

The apartment is currently rented out, making it an attractive investment with immediate returns.

Prime location:

- Behind the church in Kruikebe, within walking distance of the park and polders
- 2-minute walk to the supermarket
- 6-minute drive to the E17

Highlights:

- Large floor-to-ceiling windows provide plenty of natural light
- Direct access to your parking space/car via the gate at the back of the garden
- Energy-efficient living in a prime location
- Quiet location in the center

Common areas:

- Covered bicycle storage
- Entry hall with mailbox and intercom
- Shared utility room and trash storage
- Charging stations by Blitz Power
- Fully painted!

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Sold directly by owner: Hertsens Vastgoed

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

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## FINANCIAL

Price: € 289.000,00

VAT applied: Yes

## BUILDING

Habitable surface: 70,00 m<sup>2</sup>

Fronts: 2

Construction year: 2025

State: Very good state

Front width: 9,00 m

## 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

## 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

Toilets: 1  
Terrace: 7,00 m<sup>2</sup>

## TECHNICS

Electricity: Yes  
Sewage: Yes  
Water: 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: A

## PARKING

Parkings outside: 1  
Parkings inside: No