

## Quietly located 2-bedroom bungalow with garden and garage!

**€ 229.000**

Clemenshoek 40, 2840 Rumst



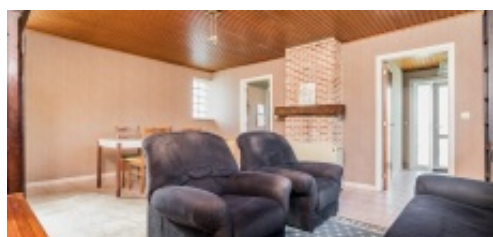
2



231 m²



73 m²



Charming 2 bedroom bungalow with garden and garage!

Located in a quiet spot at the end of the plot, this house offers a cozy west facing garden and a convenient garage. Upon entering, you are welcomed by an entrance hall leading to the living space, with access to the kitchen and adjacent bathroom with toilet, shower and sink. There are also 2 bedrooms, one of which provides access to an attic that can serve as additional storage space.

With the upgrade to 2 air conditioning/heating systems, you can enjoy modern living comfort and a more favorable EPC score. The location between the A12 and the E19 provides easy access to major roads. In addition, the property is close to the Recreation Domain De Schorre. Stores and the center of Rumst are nearby, putting all amenities within easy reach.

This bungalow offers an ideal combination of quiet living and easy accessibility. Make an appointment soon to discover this property!

## Characteristics

### GENERAL

Address:	Clemenshoek 40 2840 Rumst
Price:	€ 229.000
Ground area:	231 m²
Habitable surface:	73 m²
Facade width:	7 m
Number of bedrooms:	2
Number of bathrooms:	1
Number of garages:	1
Construction year:	1953
Renovation year:	2013
Cadastral income:	€349
Availability:	Onact

### LAYOUT

Entrance Hall:	5.58 m²
Living:	28.35 m²
Kitchen:	8.68 m²
Bathroom 1:	2.79 m²
Bedroom 1:	13.83 m²
Bedroom 2:	8.83 m²
Garage:	22.44 m²

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### COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Pvc

### EPC

EPC:	957 kWh/m²
EPC level:	F

### ADDITIONAL INFORMATION

Urban planning destination:	Living area
Urban planning permits:	Yes
Summons and recovery claim:	No judicial recovery measure or administrative measure
Pre-emption right:	No
Subdivision permit:	No
Flood-sensitive area:	Not located in a flood-prone area