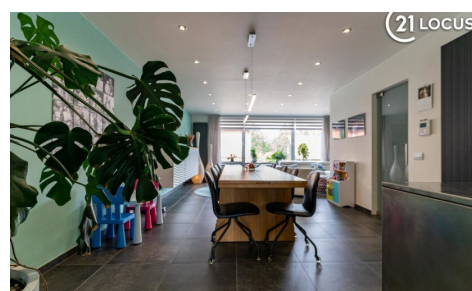
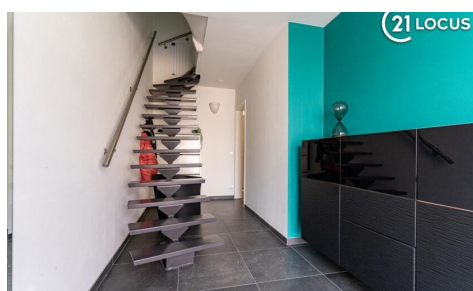


FOR SALE - BEL-ETAGE

Kerkhofstraat 27, 2070 Zwijndrecht

€ 485.000

Ref. 7776938



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 205m²

Surf. Plot: 189m²

Surf. terrace: 30m²

Neighbourhood: woods

PEB/EPB: 115kwh/m²/j

Glazing type: High efficiency
glass

DESCRIPTION

205 M² OF LIVING COMFORT WITH HOME OFFICE AND GARDEN

Some homes offer space. Others offer comfort. This exceptional property combines both.

Behind its modern façade lies a beautifully renovated home where quality, functionality and lifestyle take centre stage. Offering no less than 205 m² of living space, a versatile 32 m² office/practice room, an integrated garage and two additional private parking spaces, this property offers possibilities rarely found together.

The bright and spacious living area seamlessly connects to the stylish fully equipped kitchen, creating the perfect setting for family life and entertaining. Large windows open onto a generous 30 m² rooftop terrace where you can enjoy the sun in complete privacy. A staircase leads down to the charming southeast-facing garden, providing a peaceful green retreat.

The property was renovated with great attention to detail and finished using high-quality materials throughout. Custom-made cabinetry is featured in the living areas and bedrooms, while integrated desks and storage solutions maximize both comfort and practicality. Thoughtful details such as floor sockets and automatic lighting in circulation areas further underline the exceptional finish of this home.

The upper floors accommodate two spacious bedrooms and a modern bathroom. On the ground floor, a multifunctional 32 m² space with its own bathroom offers endless possibilities as a home office, professional practice, hobby room, guest suite, care unit or independent studio.

Energy efficiency is another major asset, thanks to photovoltaic solar panels, high-performance glazing, a green roof and a favourable EPC B rating.

Located in a quiet green environment while remaining close to shops, schools, public transport and major access roads, this home perfectly combines tranquillity with convenience.

Exclusive Discovery Day on Wednesday 15/07. This exceptional property can only be visited by appointment. Available time slots are limited. Contact Century 21 Locus today to secure your private viewing.

FINANCIAL

Price: € 485.000,00

VAT applied: No

Available: At the contract

Land registry income: € 980,00

Liberal profession possible: Yes (32,00 m²)

BUILDING

Habitable surface: 205,00 m²

Fronts: 2

Construction year: 1969

Renovation: 2017

State: Very good state

Number of floors: 3

Main area: 100 m²

Front width: 6,00 m

Type roof: Saddle roof

Orientation facade: North-west

LOCATION

Environment: Woods, central

School nearby: 350m

Shops nearby: 100m

Public transport nearby: 100m

Highway nearby: 2.000m

Train station nearby: 100m

Sport center nearby: 200m

Beach nearby: No

Mobiscore: 85,00

TERRAIN

Ground area: 189,00 m²

Garden: Yes (50,00 m²)

Orientation of the garden: South east

Orientation terrace: South east

Orientation terrace 1: South-east

COMFORT

Handicap friendly: No
Parlophone: Yes
Elevator: No
Pool: No

ENERGY

EPC score: 115
EPC code: 3912523-RES-1
Isolation: Yes
Glazing type: High efficiency glass
Windows: Wood or pvc
Electricity certificate: Yes, conform
Heating type: Condensation
Heating: Individual
Solar panels: Photovoltaic

LAYOUT

Entrance hall: 13,00 m²
Living room: 44,00 m²
Seating: 21,00 m²
Kitchen: 12,00 m², hyper equipped
Additional kitchen: Yes
Storage: 2,00 m²
Nighthall: 2,00 m²
Bedroom 1: 17,00 m²
Bedroom 2: 16,00 m²
Bedroom 3: 7,00 m²
Bathroom 1: 5,00 m²
Bathroom type: Shower
Bathroom 2 : 6,00 m²
Toilets: 3
Terrace: 30,00 m²
Roof terrace: Yes
Laundry: Yes
Attic: No

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Urban info: Yes
Obligation to renovate: No
Asbestos inventory certificate: Yes
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Ground certificate: Yes
Heritage Protected: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1

Parking cars: 3

Parkings outside: 2

Parkings inside: 1