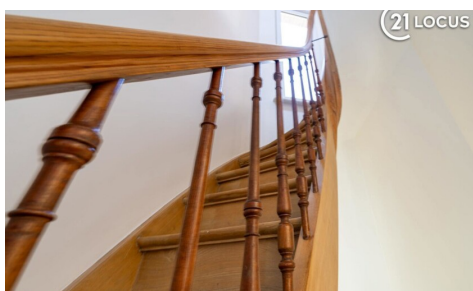
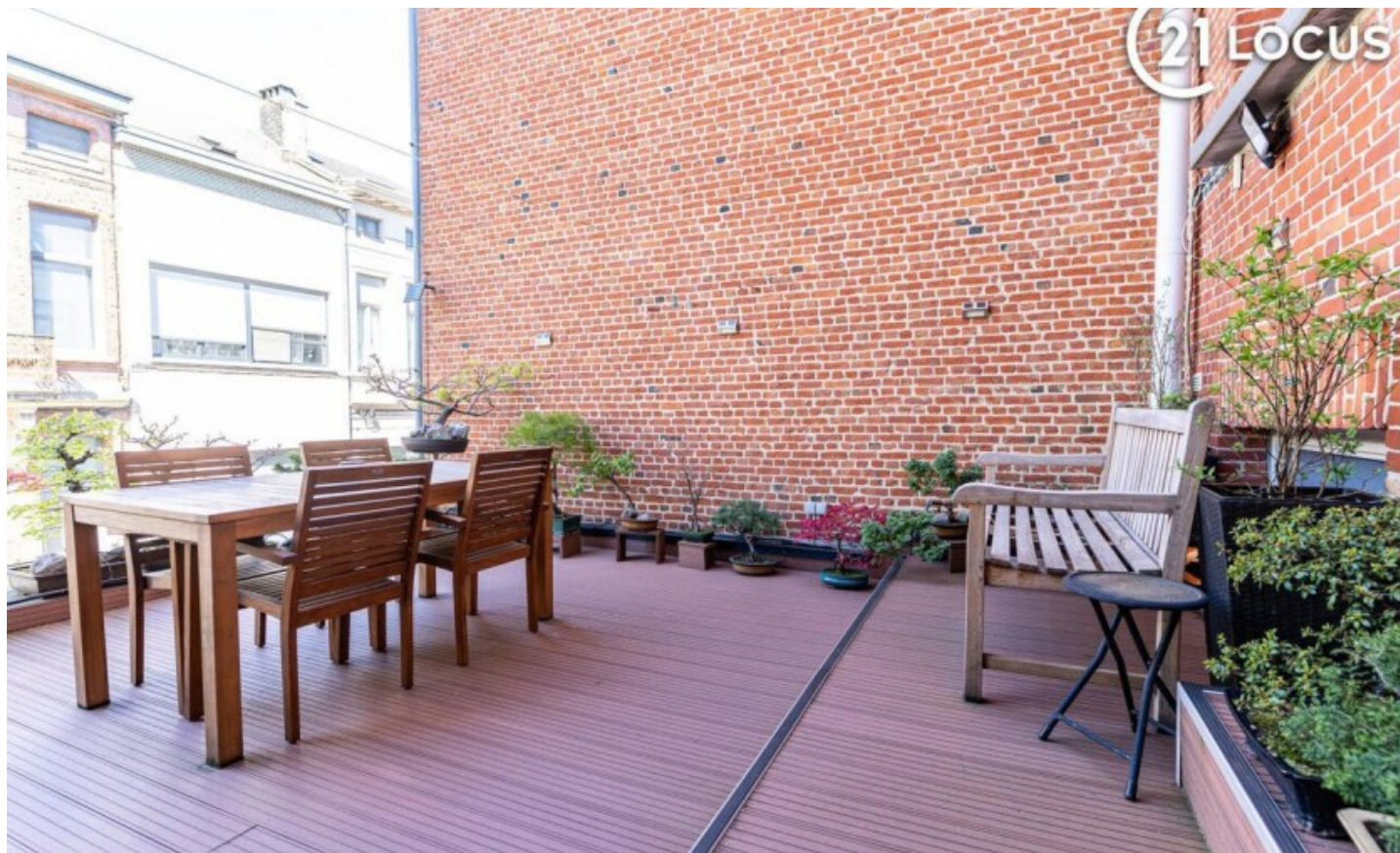


## FOR SALE - FAMILY HOUSE

Arendstraat 15, 2018 Antwerp

€ 645.000

Ref. 7698497



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 172m<sup>2</sup>

Surf. Plot: 65m<sup>2</sup>

Surf. terrace: 26m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 250kwh/m<sup>2</sup>/j

## DESCRIPTION

located in one of Antwerp's most charming and desirable neighborhoods, this characterful townhouse at Arendstraat 15 is a unique opportunity. Set in the heart of **Zurenborg**, you will enjoy a lively and elegant area renowned for its stunning architecture, atmospheric streets, trendy cafés, fine restaurants, and distinctive urban charm.

This property beautifully combines authentic character with contemporary comfort and offers everything you need for pleasant city living. With a living area of approximately 172 m<sup>2</sup>, the house features bright and spacious living areas, 3 bedrooms, 2 bathrooms, and a practical layout that perfectly suits families, couples, or anyone looking for space and character in a prime location.

A major asset is the **garage**, a rare feature in this neighborhood. The **roof terrace** is another exceptional highlight, offering a wonderful place to relax, enjoy the sun, and experience city life from the comfort of your own home.

The house exudes charm and atmosphere while also benefiting from excellent accessibility to the city center, shops, schools, the railway station, and public transport. Here, you enjoy a central location without compromising on style or quality of living.

In short, this townhouse is a unique opportunity for those seeking a stylish city home with character, space, and a prime location in one of Antwerp's most beloved neighborhoods.

Interested in this exceptional property? Contact us today for more information or to schedule a viewing.

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## FINANCIAL

Price: € 645.000,00

VAT applied: No

Available: At the contract

Land registry income: € 413,00

## BUILDING

Habitable surface: 172,00 m<sup>2</sup>

Fronts: 2

Construction year: 1947

Renovation: 2017

State: Very good state

Number of floors: 3

Main area: 65 m<sup>2</sup>

Orientation facade: South-east

## COMFORT

Furnished: No

Handicap friendly: No

Parlophone: Yes

Videophone: Yes

Elevator: No

Pool: No

## LOCATION

Environment: Central, city Center

School nearby: 50m

Shops nearby: 250m

Public transport nearby: 50m

Highway nearby: 500m

Train station nearby: 1.000m

Sport center nearby: 250m

## TERRAIN

Ground area: 65,00 m<sup>2</sup>

Orientation terrace 1: South-west

## LAYOUT

Entrance hall: Yes

Living room: 20,00 m<sup>2</sup>

Kitchen: 14,00 m<sup>2</sup>, hyper equipped

Nighthall: Yes

Bedroom 1: 16,00 m<sup>2</sup>

Bedroom 2: 12,00 m<sup>2</sup>

Bedroom 3: 8,00 m<sup>2</sup>

Bathroom 1: 8,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

## ENERGY

EPC score: 250

EPC code: 3840722

EPC class: C

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

Water tank: 200 L

Bathroom 2 : 3,00 m<sup>2</sup>

Toilets: 1

Terrace: 26,00 m<sup>2</sup>

Roof terrace: Yes

Laundry: 15,00 m<sup>2</sup>

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: No

Destination: Living zone with a cult., hist. and/or aesthetic value

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: No

G-score: A

P-score: A

Summons: No

Servitude: No

## PARKING

Garage: 1

Garage surface area: 25,00 m<sup>2</sup>

Parkings inside: 1