

## FOR SALE - HOUSE

Lindenstraat 53, 2070 Zwijndrecht

**Sold**

**Ref. 4733975**



Number of bedrooms: 4

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 182m<sup>2</sup>

Surf. Plot: 282m<sup>2</sup>

Surf. terrace: 20m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 407kwh/m<sup>2</sup>/j

Glazing type: double glazing

## DESCRIPTION

Are you looking for a characterful house with several bedrooms? Then this is your chance!

This house is centrally located near eateries, shops, schools, public transport and major roads.

You will be welcomed behind the front door in the entrance hall with stairs that give access to the sleeping quarters, cellar and living room. On the ground floor you enter a spacious cozy living room with sitting and dining area and then enter the open kitchen. Nice extras are the storage room and the 4th bedroom, which can also be used as an office / hobby room.

On the first floor there are three bedrooms and a storage room where you can place a toilet.

Extras:

- Very warm characterful home
- Large bright spaces
- Decline
- Garden shed/bicycle shed
- Central and quiet location

Interested? Contact us for further information and/or a viewing on +32 3 755 77 05 or [info@C21locus.be](mailto:info@C21locus.be).

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## FINANCIAL

Price: € 399.000,00

VAT applied: No

Available: At the contract

Land registry income: € 446,00

## BUILDING

Habitable surface: 182,00 m<sup>2</sup>

Fronts: 3

Construction year: 1919

State: Good state

Number of floors: 2

Orientation facade: South-east

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

## ENERGY

EPC score: 407

EPC code: 20190109-0002122487-RES-1

EPC class: E

Glazing type: Double glazing

## LOCATION

Environment: Central

## TERRAIN

Ground area: 282,00 m<sup>2</sup>

Garden: Yes (45,00 m<sup>2</sup>)

Orientation terrace 1: South-west

## LAYOUT

Living room: 30,00 m<sup>2</sup>

Kitchen: 21,00 m<sup>2</sup>, hyper equipped

Storage: 4,00 m<sup>2</sup>

Bedroom 1: 15,60 m<sup>2</sup>

Bedroom 2: 12,60 m<sup>2</sup>

Bedroom 3: 10,20 m<sup>2</sup>

Bedroom 4: 17,80 m<sup>2</sup>

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

Bathroom type: Shower and bath tub

Toilets: 1

Terrace: 20,00 m<sup>2</sup>

Cellar: 8,00 m<sup>2</sup>

## PLANNING

Destination: Living zone

Building permission: Yes

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

Summons: No

Servitude: No

## **PARKING**

Parkings outside: No

Parkings inside: No