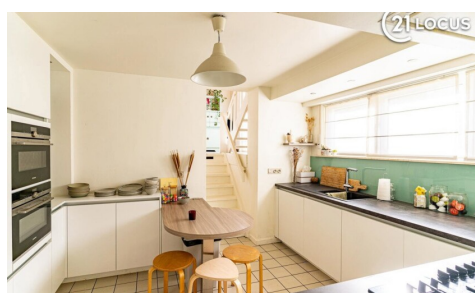


FOR SALE - HOUSE

Goudvinklaan 14, 2070 Zwijndrecht

€ 429.000

Ref. 7618706



Number of bedrooms: 4

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 180m²

Surf. Plot: 379m²

Surf. terrace: 25m²

Neighbourhood: central

PEB/EPB: 332kwh/m²/j

Glazing type: High efficiency
glass

DESCRIPTION

Are you looking for a spacious home in a quiet yet central location in Zwijndrecht? Then this well-maintained semi-detached property is definitely worth a visit.

With a living area of 180 m² on a plot of 379 m², this home offers plenty of space for a family looking for comfortable living. The property features 4 full-sized bedrooms, a garage, additional parking space and a pleasant south-facing garden where you can enjoy the sun in complete privacy.

Inside, the house welcomes you with a bright living room of no less than 48 m², ideal for cosy family moments or entertaining guests. Adjacent to this, you will find a fully equipped kitchen, a practical utility room and a separate storage room. The bathroom is fitted with both a shower and a bathtub. The attic also provides additional storage space.

Outside, the south-facing garden of approx. 250 m² with a 25 m² terrace is a real asset. It offers a beautiful outdoor area with plenty of possibilities for relaxation, children playing or enjoying pleasant summer evenings.

The location is another major advantage. This home is situated in a quiet residential neighbourhood, within short distance of shops, schools, public transport, the railway station and major access roads. You will enjoy a pleasant living environment with all amenities close at hand.

The property is in good condition and features aluminium window frames with high-efficiency glazing. With an EPC score of 332 kWh/m²/year, there is no renovation obligation.

An ideal family home for those looking to combine space, comfort and a convenient locati

FINANCIAL

Price: € 429.000,00

Available: At the contract

BUILDING

Habitable surface: 180,00 m²

Fronts: 3

Construction year: 1983

State: Good state

Number of floors: 3

Main area: 91 m²

Front width: 7,00 m

Type roof: Saddle roof

Facade rear: Bricks

Orientation facade: North

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

LOCATION

Environment: Central, residential area

School nearby: 500m

Shops nearby: 500m

Public transport nearby: 300m

Highway nearby: 750m

Train station nearby: 800m

Sport center nearby: 850m

TERRAIN

Ground area: 379,00 m²

Garden: Yes (250,00 m²)

Orientation of the garden: South

Orientation terrace: South

Orientation terrace 1: South

LAYOUT

Entrance hall: 8,00 m²

Living room: 48,00 m²

Kitchen: 12,00 m², hyper equipped

Additional kitchen: Yes

Storage: 8,00 m²

Nighthall: 8,00 m²

ENERGY

EPC score: 332

EPC code: 20200717-0002295358-RES-1

EPC class: D

Glazing type: High efficiency glass

Windows: Aluminium

Electricity certificate: Yes, not conform

Bedroom 1: 15,50 m²

Bedroom 2: 7,50 m²

Bedroom 3: 11,20 m²

Bedroom 4: 20,50 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 25,00 m²

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: No

Intimation: No legal correction or administrative measure imposed

G-score: B

P-score: C

Water-sensitive open space area: No

PARKING

Garage: 1

Parkings outside: Yes