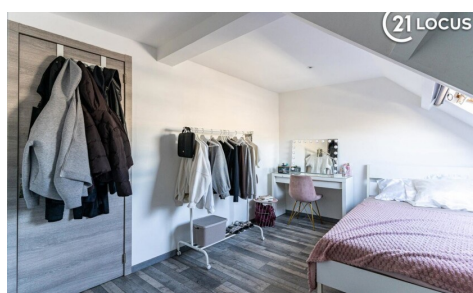
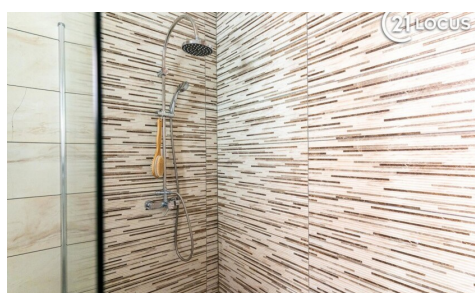


FOR SALE - HOUSE

Verbrandendijk 45, 2070 Zwijndrecht

€ 319.500

Ref. 7592040



Number of bedrooms: 4
Number of bathrooms: 2
Availability: at the contract

Surf. Living: 120m²
Surf. Plot: 65m²
Surf. terrace: 5m²
Neighbourhood: central

PEB/EPB: 186kwh/m²/j
Glazing type: High efficiency
glass

DESCRIPTION

Looking for a home you can move into right away, with plenty of space for the whole family? This 120 m² terraced house combines comfort, a practical layout, and a central location. With 4 bedrooms, 2 bathrooms, and solar panels, it's ready for energy-efficient living.

Layout at a glance:

Basement (10 m²): practical for storage or as a hobby space.

Ground floor: entrance hall (6 m²) leads to the bright living area and semi-open kitchen (39 m²). At the back, you'll find the first bathroom with shower and toilet, plus a small extra space for decoration or storage (5 m²).

1st floor: landing (8 m²) and 2 spacious bedrooms (15 & 13 m²).

2nd floor: second bathroom with shower and toilet (5 m²) and 2 additional bedrooms (14 & 9 m²).

Attic (10 m²): accessible via pull-down ladder, ideal for extra storage.

Additional highlights:

Solar panels help lower energy costs.

Central location with direct connection to Antwerp.

Move-in ready, low maintenance, and ready to become your new home.

Does this sound like your ideal home? Schedule a visit today and experience the comfort of this property for yourself!

FINANCIAL

Price: € 319.500,00

Available: At the contract

BUILDING

Habitable surface: 120,00 m²

Fronts: 2

Construction year: 1938

State: Good state

Number of floors: 4

COMFORT

Furnished: No

Handicap friendly: No

Parlophone: Yes

Videophone: Yes

Elevator: No

Pool: No

ENERGY

EPC score: 186

EPC class: B

Isolation: Yes

Glazing type: High efficiency glass

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

LOCATION

Environment: Central

TERRAIN

Ground area: 65,00 m²

LAYOUT

Entrance hall: 6,00 m²

Living room: 28,00 m²

Seating: Yes

Kitchen: 12,00 m², hyper equipped

Nighthall: 8,00 m²

Bedroom 1: 15,00 m²

Bedroom 2: 13,00 m²

Bedroom 3: 9,00 m²

Bedroom 4: 14,00 m²

Bathroom 1: 5,00 m²

Bathroom type: Shower

Bathroom 2 : 6,00 m²

Toilets: 2

Terrace: 5,00 m²

Cellar: 10,00 m²

Attic: Yes

PLANNING

Urban info: Yes

Solar panels: Photovoltaic

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

10/12/2023

Intimation: No

Summons: No