

FOR SALE - HOUSE

Gazetstraat 6, 2070 Zwijndrecht

€ 299.000

Ref. 7709920



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Plot: 81m²

Surf. terrace: 12m²

Neighbourhood: Village

PEB/EPB: 141kwh/m²/j

DESCRIPTION

Located in a quiet street in Burcht, this tastefully renovated and energy-efficient family home combines comfort, natural light and functionality. Thanks to its high-quality finishes and excellent energy performance, this property is completely move-in ready and ideal for buyers looking for a worry-free investment.

Upon entering, you are welcomed into a bright and cosy living area filled with natural light, creating a warm and inviting atmosphere. The fully equipped kitchen connects seamlessly to the charming terrace/city garden, where you can peacefully enjoy sunny days.

The property offers three full-sized bedrooms and a comfortable bathroom, making it perfectly suited for families, couples or anyone needing additional space for a home office or hobby room.

Technically, the property is in excellent condition. With an EPC label B, solar panels, compliant electrical installation and an asbestos-safe certificate, this home guarantees energy-efficient and future-oriented living without renovation obligations.

Its central location is an additional asset, close to shops, schools, public transport and major access roads, offering easy connections to Antwerp and surrounding municipalities.

HIGHLIGHTS:

Fully move-in ready

3 spacious bedrooms

EPC label B

Solar panels

Compliant electrical installation

Asbestos-safe certificate

Cosy terrace/city garden

Central and easily accessible location

Extra advantage: option to purchase a garage box for €20,000.

An ideal opportunity for those looking for a quality, energy-efficient home in a prime location.

FINANCIAL

Price: € 299.000,00

Available: At the contract

Land registry income: € 418,00

BUILDING

Fronts: 2

Construction year: 1948

State: Renovated

Number of floors: 2

Main area: 69 m²

Orientation facade: South-west

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

LOCATION

Environment: Village, central

School nearby: 1.200m

Shops nearby: 500m

Public transport nearby: 300m

Highway nearby: 1.500m

Train station nearby: 2.000m

Mobiscore: 8,20

TERRAIN

Ground area: 81,00 m²

Orientation terrace: South east

LAYOUT

Living room: 30,00 m²

Kitchen: 15,00 m², fully fitted

Bedroom 1: 19,00 m²

Pool: No

ENERGY

EPC score: 141

EPC code: 20260417-0003850145-RES-1

EPC class: B

Isolation: Yes

Electricity certificate: Yes, conform

Heating type: Gas

Solar panels: Photovoltaic

Bedroom 2: 15,00 m²

Bedroom 3: 7,00 m²

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 12,00 m²

TECHNICS

Electricity: Yes

Electricity details: 220 V

Cable TV: 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: No

Water-sensitive open space area: No

Urban info: Yes

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
07/04/2026

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