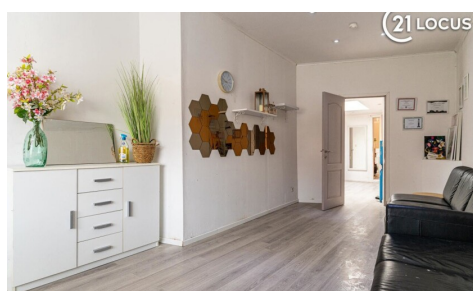
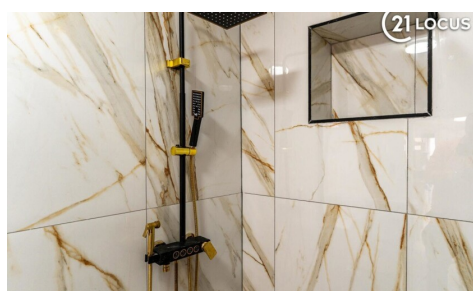


## FOR SALE - HOUSE

Lindenstraat 118, 2070 Zwijndrecht

€ 228.000

Ref. 7734490



Number of bedrooms: 3

Number of bathrooms: 1

Availability: at the contract

Surf. Living: 67m<sup>2</sup>

Surf. Plot: 106m<sup>2</sup>

Neighbourhood: quiet

PEB/EPB: 394kwh/m<sup>2</sup>/j

## DESCRIPTION

Are you looking for a property that you can finish and personalize to your own taste? Then this house in Zwijndrecht offers an excellent opportunity.

The property benefits from a solid structure and a practical layout. The ground floor comprises a living room, kitchen, bathroom, and an additional room that can be used as a bedroom, office, or hobby room. On the first floor, you will find two further bedrooms.

At the rear of the property, a pleasant courtyard provides an ideal outdoor space to relax and enjoy sunny days.

The house requires further renovation and finishing works but offers plenty of potential for buyers looking for an affordable family home or an investment project. Thanks to its functional layout and available space, you can transform this property into a comfortable home tailored to your own preferences.

Another major asset is its convenient location, within easy reach of Zwijndrecht railway station, shops, schools, public transport, and key access roads towards Antwerp and surrounding municipalities.

### Highlights:

3 bedrooms

Practical layout

Pleasant courtyard

EPC label D (no renovation obligation)

Excellent renovation and value-creation potential

Convenient location near station, shops, and schools

Suitable for owner-occupiers and investors

Interested? Contact us for more information or to arrange a viewing.

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## FINANCIAL

Price: € 228.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: No

## BUILDING

Habitable surface: 67,00 m<sup>2</sup>

Fronts: 2

State: Minor renovation

Number of floors: 2

Main area: 67 m<sup>2</sup>

Front width: 6,00 m

Orientation facade: East

## COMFORT

Handicap friendly: No

Elevator: No

Pool: No

## LOCATION

Environment: Quiet, city

## TERRAIN

Ground area: 106,00 m<sup>2</sup>

Garden: Yes (20,00 m<sup>2</sup>)

Orientation of the garden: East

## LAYOUT

Entrance hall: 6,00 m<sup>2</sup>

Living room: 18,00 m<sup>2</sup>

Kitchen: 13,00 m<sup>2</sup>, hyper equipped

Additional kitchen: 7,00 m<sup>2</sup>

Nighthall: 5,00 m<sup>2</sup>

Bedroom 1: 14,00 m<sup>2</sup>

Bedroom 2: 9,00 m<sup>2</sup>

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

Bathroom 1: 5,00 m<sup>2</sup>

Toilets: 1

## ENERGY

EPC score: 394

EPC code: 20260521-0003871189-RES-2

EPC class: D

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

## TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Urban info: Yes

Obligation to renovate: No

G-score:  D

P-score:  D

Summons: No

Ground certificate: Yes

Heritage Protected: No

Servitude: No

Management measures recorded in the register of measures: No