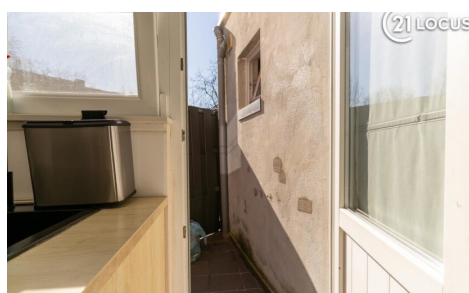
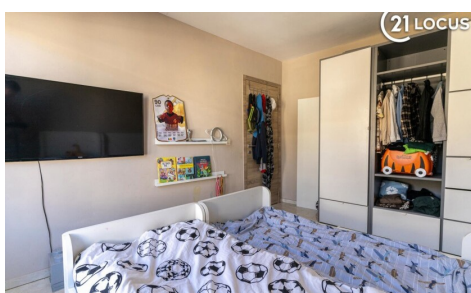


FOR SALE - HOUSE

Verbrandendijk 45, 2070 Zwijndrecht

€ 311.000

Ref. 7773834



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.

Wednesday, July 22 - Discovery Day
Viewings by appointment only.
Call now to book your visit: +32 3 755 77 05.

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: € 311.000,00
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

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

Isolation: Yes

Glazing type: High efficiency glass

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Solar panels: Photovoltaic

PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or
administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Urban info: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
10/12/2023

Summons: No