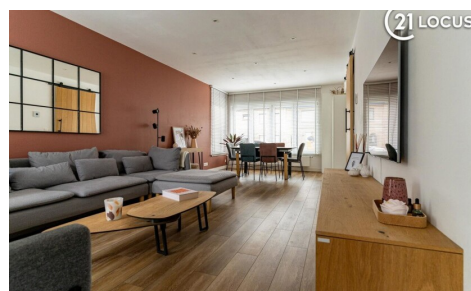
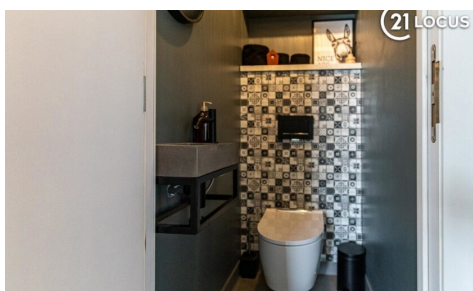
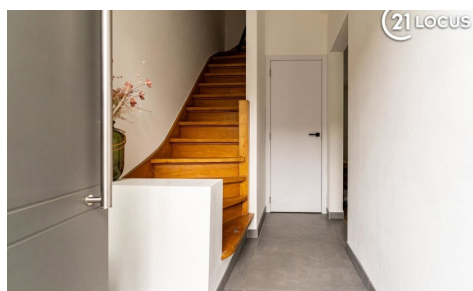


FOR SALE - HOUSE

€ 429.000

Guido Gezellestraat 48, 2070 Zwijndrecht

Ref. 7841466



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 148m²

Surf. Plot: 264m²

Surf. terrace: 20m²

Neighbourhood: central

PEB/EPB: 141kwh/m²/j

Glazing type: tripple glazing

DESCRIPTION

Plenty of natural light, pleasant living spaces and practical comfort: this home at Guido Gezellestraat 48 in Zwijndrecht combines a **beautiful kitchen-diner, three spacious bedrooms, a private driveway and garage** with a favourable EPC rating B.

One of the highlights is the **bright and spacious kitchen-diner**. A pleasant place where cooking, dining and spending time together naturally come together. The other living areas also offer a comfortable sense of space and plenty of possibilities to furnish the home entirely to your own taste.

The upper floors offer **three spacious bedrooms**, providing plenty of room for sleeping, working, hobbies or additional storage.

Practicality continues outside. The **private driveway** provides convenient parking next to the property, while a **garage** is located at the rear of the garden, ideal for a car, bicycles or additional storage.

With an **EPC score of 141 kWh/m² (label B)**, the home's energy performance is another attractive feature.

The location in Zwijndrecht adds to the convenience. **Shops, schools and public transport are located nearby**, while several major access roads provide easy connections towards Antwerp, the Waasland region and Ghent.

Curious to experience the kitchen-diner, sense of space and natural light for yourself? **Schedule a viewing and discover this home in person.**

FINANCIAL

Price: € 429.000,00

VAT applied: No

Available: At the contract

Land registry income: € 790,00

BUILDING

Habitable surface: 148,00 m²

Fronts: 3

Construction year: 1962

Renovation: 2019

State: Very good state

Number of floors: 3

Main area: 75 m²

Front width: 6,00 m

Orientation facade: South

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

LOCATION

Environment: Central

School nearby: 400m

Shops nearby: 500m

Public transport nearby: 300m

Highway nearby: 500m

Train station nearby: 600m

Sport center nearby: Yes

TERRAIN

Ground area: 264,00 m²

Garden: Yes (60,00 m²)

Orientation terrace 1: West

LAYOUT

Entrance hall: 7,00 m²

Living room: 30,00 m²

Kitchen: 27,00 m², hyper equipped

Nighthall: 3,00 m²

Bedroom 1: 14,00 m²

Bedroom 2: 12,00 m²

Bedroom 3: 45,00 m²

Bathroom 1: 7,00 m²

Bathroom type: Shower

ENERGY

EPC score: 141

EPC code: 3939137

Glazing type: Tripple glazing

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Condensation

Heating: Individual

Toilets: 2

Terrace: 20,00 m²

Laundry: 8,00 m²

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: 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

Obligation to renovate: No

G-score: A

P-score: A

Summons: No

Heritage Protected: No

PARKING

Garage: 1

Garage surface area: 30,00 m²