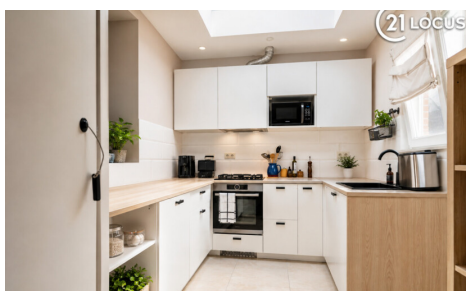
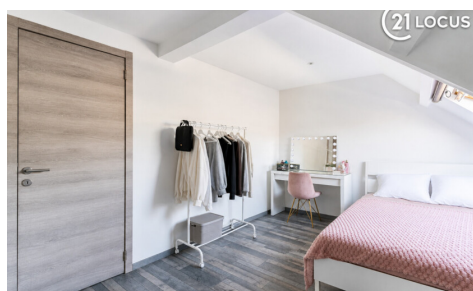


FOR SALE - HOUSE

Verbrandendijk 45, 2070 Zwijndrecht

€ 311.000

Ref. 7789036



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

For those looking for plenty of living space without the need for a large garden, this property offers a remarkably complete package: four bedrooms, two bathrooms, approximately 120 m² of living space and an EPC rating B.

The property features a spacious living area of approximately 28 m², with plenty of room for a comfortable sitting and dining area. The fully equipped kitchen of approximately 12 m² adjoins the living space and forms a practical central part of the home.

The upper floors accommodate no fewer than four bedrooms, measuring approximately 15 m², 14 m², 13 m² and 9 m². In addition to sleeping space, this also offers plenty of flexibility for a home office, hobby room, dressing room or guest room.

With two bathrooms and two toilets, the property is also well suited to everyday living. At the rear, there is a terrace of approximately 5 m²: compact and low-maintenance, yet still providing a private outdoor space.

The property also performs well from a technical point of view. It is equipped with photovoltaic solar panels, high-efficiency glazing and gas central heating. The EPC rating is B at 186 kWh/m² per year, the electrical installation is compliant and the asbestos certificate confirms that the property is asbestos-safe.

A cellar of approximately 10 m² and an attic provide additional useful storage space.

An attractive property for buyers who prefer more interior space and multiple bedrooms over a large garden.

Curious to discover how much space is hidden behind this façade? Schedule your viewing and experience the property for yourself.

KEY FEATURES

4 bedrooms
2 bathrooms and 2 toilets
Approximately 120 m² of living space
EPC B and solar panels
Low-maintenance terrace

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

LOCATION

Environment: Central

TERRAIN

Ground area: 65,00 m²
Garden: No

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

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.)

Solar panels: Photovoltaic

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

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