

Recent energy-efficient house with 4 bdrms, garden & carport.

**1.580 €/month**

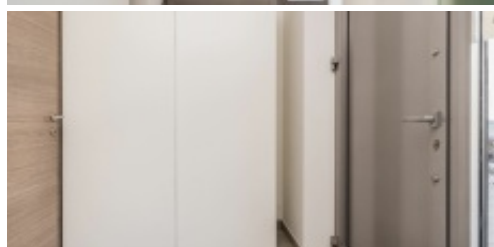
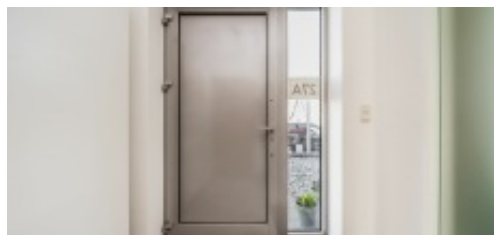
Duffelstraat 27, 2860 Sint-katelijne-waver



4



175 m²



Recent, super energy efficient house with 4 bedrooms, garden and carport.

Entrance hall with toilet. Very spacious, bright living space (52 m²) with connection to a beautiful landscaped terrace and garden (119 m²).

Fully equipped kitchen with island (ceramic hob and hood, fridge with freezer compartment, dishwasher and oven).

A practical storage room / laundry room connects to the kitchen.

On the first floor you reach through the night hall 3 large bedrooms, a room / office, a beautiful bathroom (with walk-in shower and double sink cabinet), a separate toilet and a storage room.

At the back is a carport with 1 to 2 possible parking spaces and a garden shed.

Beautiful choice of materials, perfect insulation, good finishes are the characteristics of this house.

A super quiet location close to the center and approach roads.

Available from August 1, 2023.

## Characteristics

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## GENERAL

Address:	Duffelstraat 27 2860 Sint-katelijne-waver
Price:	1.580 €/month
Habitable surface:	175 m²
Facade width:	7.7 m
Number of bedrooms:	4
Number of bathrooms:	1
Construction year:	2016
Cadastral income:	€0
Availability:	Date

## LAYOUT

Entrance Hall:	4.54 m²
Living:	51.57 m²
Kitchen:	34.49 m²
Laundry + Storage:	5.87 m²
Toilet 1:	1.67 m²
Night Hall:	9.65 m²
Bedroom 1:	14.27 m²
Bedroom 2:	16.86 m²
Bedroom 3:	14.14 m²
Bedroom 4:	10.3 m²
Bathroom 1:	6.85 m²
Toilet 2:	1.4 m²
Storage:	4.08 m²
Carport:	23.1 m²
Garden:	119.2 m²
Extra Space:	8.47 m²

## COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu

## EPC

EPC:	86 kWh/m²
EPC level:	A

## ADDITIONAL INFORMATION

Urban planning permits:	Not applicable
Summons and recovery claim:	Not applicable
Pre-emption right:	Not applicable
Subdivision permit:	Not applicable
Flood-sensitive area:	Not located in a flood-prone area