

Very quietly located family home with excellent EPC score!

**€ 576.000**

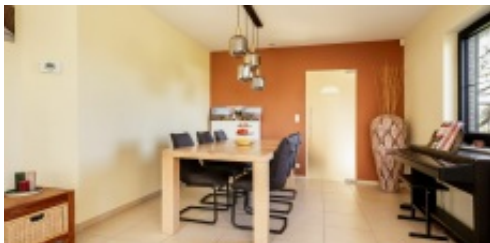
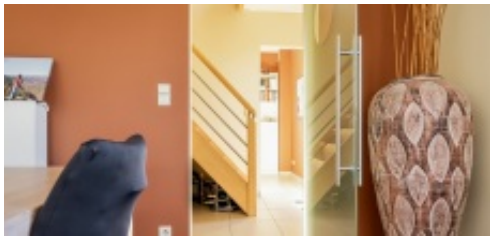
Kompenhofstraat 66, 1980 Zemst



300 m<sup>2</sup>



204 m<sup>2</sup>



Modern and bright family home with beautiful garden and central location

This energy-efficient family home (built in 2005) combines modern comfort with a warm atmosphere and abundant natural light. Ideal for families seeking a move-in-ready home in a peaceful setting, yet close to all amenities.

#### Layout and spaces

On the ground floor, you'll find a spacious, open living area with large windows overlooking the garden. The fully equipped, modern kitchen is the heart of the home, perfect for cooking enthusiasts and cozy gatherings. The entrance hall includes a guest toilet and provides access to an additional office space and the integrated garage.

#### Enjoying outdoor living

The large windows in the living area offer a view of the sunny terrace with a calming water feature and the beautifully landscaped garden, which also includes a metal garden shed, ideal for extra storage space.

#### Upstairs comfort

On the first floor, there are three bedrooms and a bathroom with a bath/shower combination, double sink vanity, and toilet. A fixed staircase leads to the attic, which could be converted into a fourth bedroom or hobby room.

#### Ideal for families and couples

This home is perfect for a family with children or a couple who values comfort and energy efficiency. Well insulated, equipped with solar panels, and centrally located in a quiet residential area. You are just 5 minutes from the village center and close to the highway entrance to Brussels and Antwerp.

In short, a dream home for those seeking peace, comfort, and a beautiful garden!

## Characteristics

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#### GENERAL

Address:	Kompenhofstraat 66 1980 Zemst
Price:	€ 576.000
Ground area:	300 m <sup>2</sup>
Habitable surface:	204 m <sup>2</sup>
Plot width:	10 m
Facade width:	7 m
Number of bedrooms:	3
Number of bathrooms:	1
Number of garages:	1
Construction year:	2005
Renovation year:	2021
Cadastral income (indexed):	1772
Cadastral income:	€814

#### LAYOUT

Entrance Hall:	5.13 m <sup>2</sup>
Toilet 1:	1.52 m <sup>2</sup>
Office:	7.56 m <sup>2</sup>
Dining Room:	11.16 m <sup>2</sup>
Living:	18.92 m <sup>2</sup>
Garage:	18.2 m <sup>2</sup>
Kitchen:	12.25 m <sup>2</sup>
Night Hall:	6.84 m <sup>2</sup>
Bathroom 1:	7.56 m <sup>2</sup>
Bedroom 1:	10.86 m <sup>2</sup>
Bedroom 2:	14.62 m <sup>2</sup>
Bedroom 3:	9.69 m <sup>2</sup>
Attic:	50 m <sup>2</sup>
Garden:	120 m <sup>2</sup>

#### COMFORT

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

#### EPC

EPC:	129 kWh/m <sup>2</sup>
EPC level:	B
EPC unique code:	3427390

#### ADDITIONAL INFORMATION

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