

huis

€ 339.000

Ferdinand Maesstraat 8, 2550 Kontich



4 488 m² 137 m²



Family home to renovate with garage and garden in Kontich.

Located in the heart of Waarloos, this charming family home is ideal for those looking for a renovation project with character and potential. With a ground surface of 488 m² and a built area of 137 m² (+ attic), this house forms a solid base to modernize completely to your own taste.

Upon entering, the authentic wooden elements and paneling immediately catch the eye, giving the living spaces a warm and homely feel. The logical and functional layout ensures pleasant living comfort and offers flexibility for different family situations. The home features four spacious bedrooms and a bathroom, making it particularly suitable for a larger family or those who desire additional work or hobby space. In addition, a garage and attic are present, creating additional storage or expansion possibilities.

Behind the kitchen is a pleasant terrace overlooking the deep garden. Thanks to its size and layout, the garden offers many possibilities for relaxed outdoor living, play space or future modifications. A practical garden shed is also present.

The location is also a major asset: the property is close to public transport and enjoys easy access to major roads and the motorway.

Characteristics

GENERAL

Address:	Ferdinand Maesstraat 8 2550 Kontich
Price:	€ 339.000
Ground area:	488 m ²
Habitable surface:	137 m ²
Plot width:	7.7 m
Facade width:	7.7 m
Number of bedrooms:	4
Number of bathrooms:	1
Number of garages:	1
Construction year:	1930
Cadastral income:	€488

LAYOUT

Entrance Hall:	2.89 m ²
Living:	27 m ²
Kitchen:	18 m ²
:	3.12 m ²
Storage:	3.84 m ²
Bathroom 1:	4.76 m ²
:	2.8 m ²
Garage:	12.69 m ²
:	3.5 m ²
Bedroom 1:	10.5 m ²
Bedroom 2:	15.2 m ²
Bedroom 3:	13.68 m ²
Bedroom 4:	12.6 m ²
Attic:	55.48 m ²

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488 m²



137 m²

COMFORT

Heating: Individual
 Kitchen: Cupboards & appliances

EPC

EPC: 657 kWh/m²
 EPC level: F
 EPC unique code: 3326758

ADDITIONAL INFORMATION

Urban planning destination: Living area
 Urban planning permits: Yes
 Summons and recovery claim: No judicial recovery measure or administrative measure
 Pre-emption right: No
 Subdivision permit: No
 Flood-sensitive area: Not located in a flood-prone area