Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

huis

€ 289.000

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 land area of 488 m² and a built area of 137 m² (+ attic), this house forms a solid base to modernize completely to your own taste. Also ideal for a welcoming mother with spacious rooms and a super nice outdoor environment.

Upon entering, you immediately notice the authentic wooden elements and paneling, which give the living spaces a warm and homey 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, the village center and opposite the school (nursery and elementary school)

Characteristics

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GENERAL

Address:	Ferdinand Maesstraat 8 2550 Kontich
Price:	€ 289.000
Ground area:	488 m²
Habitable surface:	137 m²
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 m²
Living:	27 m²
Kitchen:	18 m²
:	3.12 m²
Storage:	3.84 m²
Bathroom 1:	4.76 m²
:	2.8 m²
Garage:	12.69 m²
:	3.5 m²
Bedroom 1:	10.5 m²
Bedroom 2:	15.2 m²
Bedroom 3:	13.68 m²
Bedroom 4:	12.6 m²
Attic:	55.48 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