

House with 3 bedrooms, solar panels and battery in Duffel

€ 443.800

Ganzenkoor 26, 2570 Duffel



3



183 m²



158 m²



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Be surprised by this bright and move-in-ready home:

Highlights:

- 3 bedrooms
- 10 Solar panels with battery
- EPC C
- Driveway for 1 car
- Rear access for bicycles
- ...

Layout:

You enter the property through the entrance hall with staircase.

On the left side, you will find the bright and open living area with a cozy office corner at the front.

The skylight hallway leads to the fully equipped kitchen featuring an oven, microwave, dishwasher, cooktop, extractor hood, double sink, and refrigerator.

The ground floor also offers a separate toilet, a laundry room, and access to the garden through the back door.

On the first floor, there are 3 bedrooms and a bathroom fitted with a walk-in shower, washbasin cabinet, and toilet.

In addition, the property includes a practical basement and attic space, ideal for extra storage.

Location:

Located close to schools, shops, public transport, Duffel train station, and major roads towards Antwerp and Brussels.

Curious to discover everything this property has to offer?

Contact us today and experience the charm, brightness, and comfort of this move-in-ready family home for yourself!

Characteristics

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GENERAL

Address:	Ganzenkoor 26 2570 Duffel
Price:	€ 443.800
Ground area:	183 m²
Habitable surface:	158 m²
Plot width:	5.03 m
Facade width:	5.03 m
Number of bedrooms:	3
Number of bathrooms:	1
Construction year:	1930
Renovation year:	2021
Cadastral income (indexed):	1652
Cadastral income:	€736

LAYOUT

Entrance Hall:	5.93 m²
:	26.07 m²
Dining Room:	14.46 m²
Passage:	6.08 m²
Kitchen:	13.54 m²
Washing Space:	4.47 m²
Office:	11.11 m²
Toilet 1:	1.33 m²
:	2.18 m²
Night Hall:	6.69 m²
Bedroom 1:	8.76 m²
Bedroom 2:	13.35 m²
Bedroom 3:	13.68 m²
Bathroom 1:	5.84 m²
Basement:	14.69 m²
Storage Attic:	23.59 m²

COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Pvc
Comfort inside:	Internet
Comfort outside:	Photovoltaic solar panels

EPC

EPC:	226 kWh/m²
EPC level:	C
EPC unique code:	3876337

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