

## charmant huis

**€ 234.000**

Kapelstraat 99, 2570 Duffel

2 84 m<sup>2</sup>



### Charming starter home with a city garden—compact living with great potential!

Do you dream of owning a home that you can renovate entirely to your taste? Then this charming townhouse is exactly what you're looking for. With its cozy city garden and numerous possibilities for expansion, this home is the ideal project for singles or young couples who are consciously choosing compact living.

This home proves that you don't need a large living space to live comfortably. Just like the popular "tiny house" concept, it's all about efficient use of space, coziness, and lower maintenance costs—but with the comfort of a full-sized home and a private garden.

On the ground floor, you enter a light-filled living area with an adjoining dining room. The kitchen flows seamlessly into a cozy veranda, which provides extra living space and a beautiful view of the garden. Behind the kitchen, there is also a practical shower room.

The low-maintenance garden offers plenty of privacy and is a wonderful place to relax, have a barbecue, or enjoy sunny days.

On the first floor, there are two bedrooms and a small storage room.

The home has been well-maintained but requires a thorough renovation. This gives you the unique opportunity to tailor everything entirely to your own lifestyle and modern living standards.

Are you looking for an affordable home where you can write your own story? Then this is the ideal opportunity to transform this charming home into a modern, energy-efficient home.

## Characteristics

### GENERAL

Address:	Kapelstraat 99 2570 Duffel
Price:	€ 234.000
Habitable surface:	84 m <sup>2</sup>
Facade width:	4.7 m
Number of bedrooms:	2
Number of bathrooms:	1
Construction year:	1955
Cadastral income:	€0

### LAYOUT

Entrance Hall:	4.89 m <sup>2</sup>
Living:	24.02 m <sup>2</sup>
Kitchen:	6.52 m <sup>2</sup>
Veranda:	10.54 m <sup>2</sup>
Bathroom 1:	1.84 m <sup>2</sup>
Bedroom 1:	12.34 m <sup>2</sup>
Bedroom 2:	13.32 m <sup>2</sup>
:	2.98 m <sup>2</sup>

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COMFORT

Heating:	Individual
Kitchen:	Cupboards & appliances
Glazing:	Double
Window frame:	Wood

EPC

EPC:	523 kWh/m <sup>2</sup>
EPC level:	F
EPC unique code:	3908192

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