

ROTSVAST

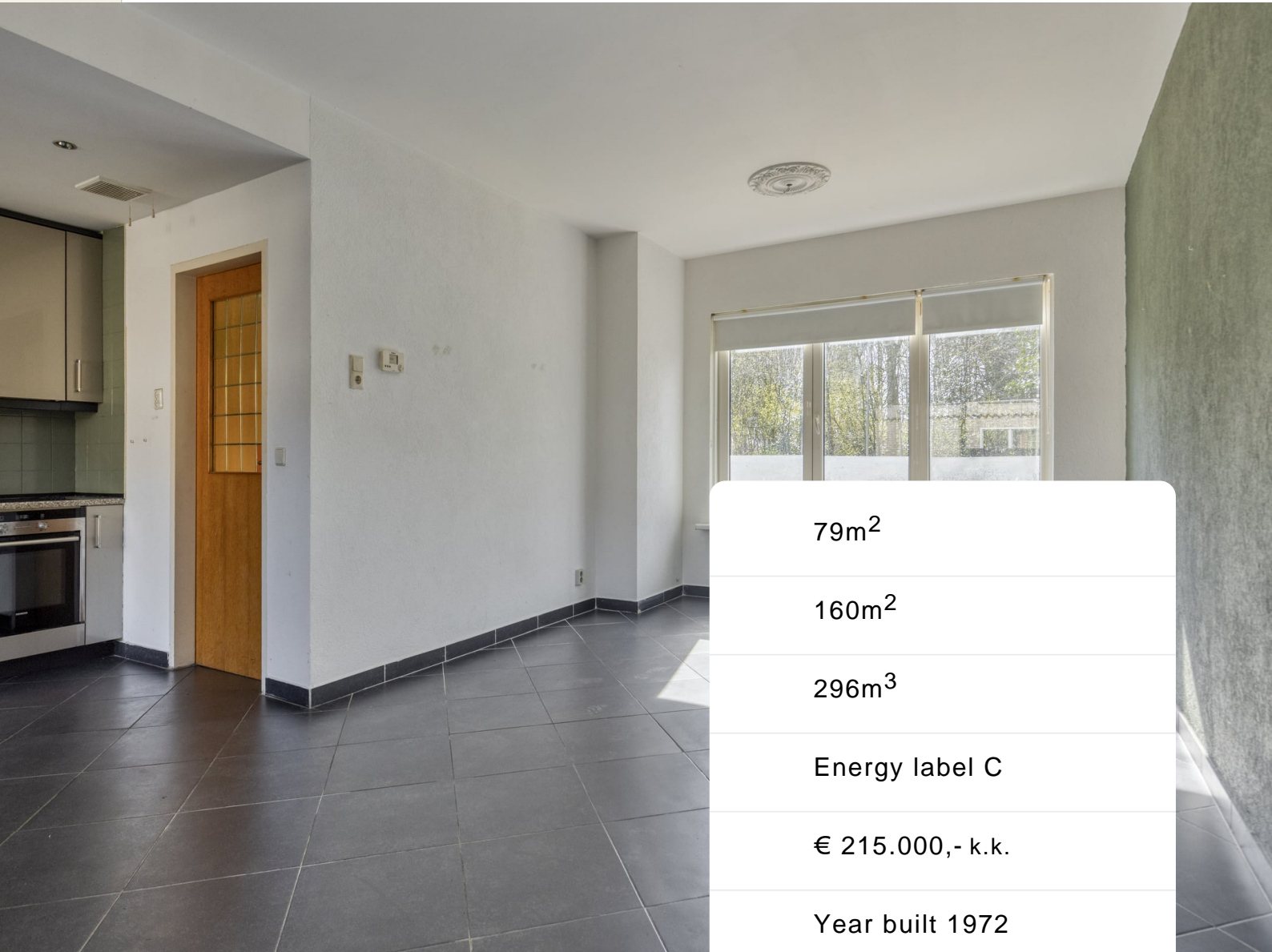
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Drostlaan 34 4541 ES Sluiskil

Features



79m²

160m²

296m³

Energy label C

€ 215.000,- k.k.

Year built 1972



Rotsvast Middelburg

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Features

Transfer

Price: €215.000,-

Status: Sold under reservation

Offered since: 22 June 2026

Acceptance: In consultation

Build

Property type: Single-family house

Construction type: Residential house

Year built: 1972

Roof type: Gable roof

Surface areas and volumes

Other indoor space: 5 m²

Plot area: 160 m²

Volume: 296 m³

External storage: 13 m²

Layout

Number of bedrooms: 5

Number of floors: 3 woonlagen

Energy label: C

Cadastral municipality: Terneuzen

Ownership: Full ownership

Main garden: Back garden

Main garden area: 79m²

Main garden location: Southwest

Facilities

Garage types: No garage

Description

Located in a peaceful and green area on the outskirts of Sluiskil, this charming starter home offers a great combination of comfort, space, and a convenient location. Shops, schools, and public transport are nearby, while at home you can enjoy peace and privacy. Main roads towards Terneuzen and other towns in Zeeland are also quickly and easily accessible.

The property features a bright and open-plan living kitchen on the ground floor. The entire ground floor is equipped with underfloor heating (as the main heating system), ensuring a comfortable and evenly distributed warmth throughout. The living room has a neat tiled floor and uPVC window frames fitted with HR++ double glazing, and offers a pleasant seating area overlooking the backyard. The centrally located kitchen comes with modern appliances, including a combi oven, induction hob, and dishwasher. From the hallway, there is access to the toilet, meter cupboard, under-stairs storage, and the staircase to the first floor.

The entire property is fitted with HR++ glazing, contributing to good insulation and energy-efficient living.

On the first floor, you will find three well-sized bedrooms of approximately 12 m², 9 m², and 6 m². The bathroom is equipped with a walk-in shower and a vanity unit.

The attic on the second floor is accessible via a fixed staircase and is arranged as a fourth bedroom and/or study. This space features a Velux roof window with HR++ glazing and heating. In comparable properties, this space is often included in the official living area.

A major highlight is the sunny southwest-facing backyard, featuring a detached brick storage shed of approximately 13 m², equipped with electricity and water, as well as rear access. The property also benefits from a spacious front garden, ideal for greenery or a cozy seating area.

In short: a practical and bright starter home with four (potential) bedrooms, an open-plan living kitchen, a fourth attic floor, and a sunny garden, located in a pleasant and quiet area of Sluiskil.

Key Features & Additional Information

Transfer in consultation

Asking price: ???215,000 (costs for buyer)

Starter home with open-plan living kitchen on the ground floor

Ground floor equipped with underfloor heating (main heating system)

Entire property fitted with HR++ glazing

Three bedrooms on the first floor

Attic arranged as a fourth bedroom/study with roof window and heating

Sunny southwest-facing backyard with detached storage (approx. 13 m²) with electricity and water

Quiet location on the outskirts of Sluiskil

Free parking in front of the property

Non-owner-occupancy clause applies

Media



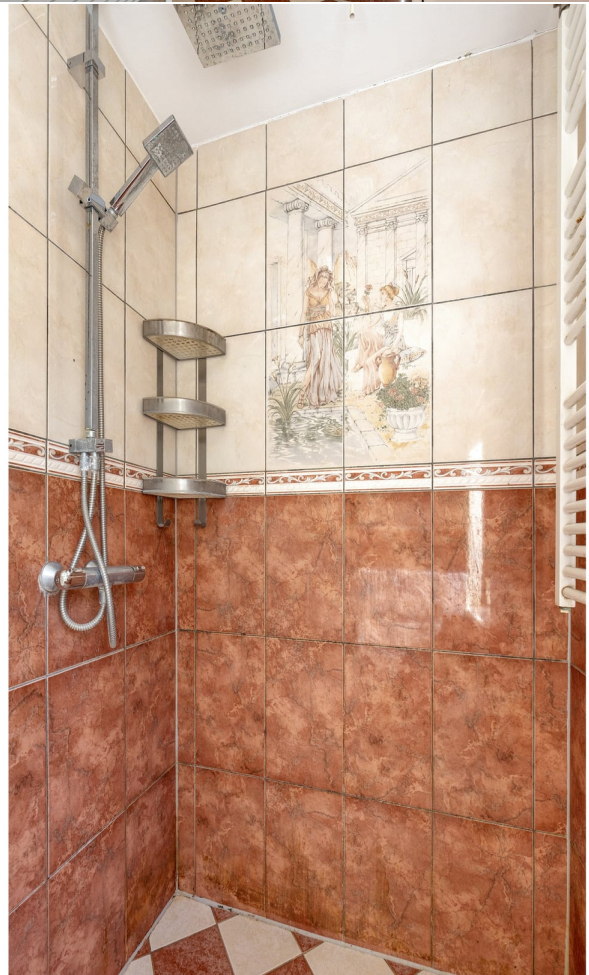
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