

FOR SALE - CHARMING HOUSE

Kleiputstraat 21, 2360 Oud-Turnhout

Sold

Ref. 2022 AK



Number of bedrooms: 5
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 176m²
Surf. Plot: 640m²
Neighbourhood: woods

PEB/EPB: 193kwh/m²/j

DESCRIPTION

Located in this quiet subdivision you will find this very well maintained detached house back on a plot of approx 640m²

Layout:

Entrance hall with stairs to the first floor. Living room with a cozy soapstone stove that spreads pleasant warmth. The living room gives out to the spacious veranda which has large sliding windows and a nice view to the garden and woods behind. The kitchen is fully installed has a natural stone worktop and is in super condition. The view from the kitchen is also to the backyard. The laundry room is also extremely practical and well laid out for storage and connection for washing and drying machine. Also on this floor are the master bedroom and a neat bathroom with sink, toilet and a recent walk-in shower.

Floor

From the entrance hall, the fixed staircase leads to the first floor where there are 4 bedrooms and a night toilet with sink. A spacious storage attic can be reached with a sliding staircase.

Basement

Both from the house and from the side wall are entrances to reach the very spacious (approx 100m²) hobby cellar. Here are several rooms that can be used for storage / hobbies. The basement also enjoys natural light that makes it pleasant to stay.

Outside

From the kitchen or by means of the paved driveway you reach the backyard. This is currently laid out as a vegetable garden but with a little imagination you can turn this into your own dream garden. The forest behind is of course a big plus. The garage and the annex are cherries on the cake that make this complete.

+++ Plus points+++

Very good condition

Solar panels (16 pieces with certificates)

Full basement (dry with light)

Handy stone outbuilding

Good energy score (B class)

Completely fenced

Quiet but central location

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

LOCATION

Environment: Woods, residential area

TERRAIN

BUILDING

Habitable surface: 176,00 m²

Fronts: 4

Construction year: 1974

State: Good state

Number of floors: 1

Main area: 130 m²

Front width: 10,00 m

Type roof: Saddle roof

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

ENERGY

EPC score: 193

EPC code: 20230502-0002880502-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Ground area: 640,00 m²

Width at the street: 15,50 m

Garden: Yes

LAYOUT

Living room: 40,17 m²

Kitchen: 22,15 m², US hyper equipped

Veranda: Yes

Bedroom 1: 12,35 m²

Bedroom 2: 15,45 m²

Bedroom 3: 15,45 m²

Bedroom 4: 8,09 m²

Bedroom 5: 8,63 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Laundry: Yes

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

12/05/2023

Intimation: No - no legal correction or

administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: 4

Parkings inside: Yes

