

## FOR SALE - HOUSE

Jef Claesenstraat 24, 2360 Oud-Turnhout

**Sold**

**Ref. 2033 AK**



Number of bedrooms: 3  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 166m<sup>2</sup>  
Surf. Plot: 220m<sup>2</sup>  
Surf. terrace: 25m<sup>2</sup>  
Neighbourhood: city

PEB/EPB: 180kwh/m<sup>2</sup>/j

## DESCRIPTION

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### FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract  
Land registry income: € 820,00

### BUILDING

Habitable surface: 166,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1990  
Number of floors: 1  
Main area: 90 m<sup>2</sup>  
Front width: 7,00 m  
Orientation rear: South-west

### COMFORT

Furnished: No  
Elevator: No

### ENERGY

EPC score: 180  
EPC code: 0003035822-RES-1  
EPC class: B  
Double glazing: Thermic isol.  
Electricity certificate: Yes, not conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

### LOCATION

Environment: City, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes

### TERRAIN

Ground area: 220,00 m<sup>2</sup>  
Width at the street: 7,00 m  
Garden: Yes (100,00 m<sup>2</sup>)


### LAYOUT

Living room: 33,76 m<sup>2</sup>  
Kitchen: 12,88 m<sup>2</sup>, fully fitted  
Bedroom 1: 13,20 m<sup>2</sup>  
Bedroom 2: 17,24 m<sup>2</sup>  
Bedroom 3: 11,55 m<sup>2</sup>  
Bathroom type: Shower in bath  
Toilets: 2  
Terrace: 25,00 m<sup>2</sup>  
Laundry: Yes  
Attic: Yes

### TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

### PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score:  D

Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings outside: 1

Parkings inside: 1