

## FOR SALE - SEMI-DETACHED HOUSE

Magerman 26, 2360 Oud-Turnhout

**Sold**

**Ref. 1976 BH**



Number of bedrooms: 6  
Number of bathrooms: 3  
Garages: 1  
Availability: at the contract

Surf. Living: 300m<sup>2</sup>  
Surf. Plot: 512m<sup>2</sup>  
Surf. terrace: 24m<sup>2</sup>

PEB/EPB: 121kwh/m<sup>2</sup>/j

## DESCRIPTION

### FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract

### TERRAIN

Ground area: 512,00 m<sup>2</sup>  
Width at the street: 18,00 m  
Garden: Yes

Land registry income: € 1.432,00

## BUILDING

Habitable surface: 300,00 m<sup>2</sup>

Fronts: 3

Construction year: 2008

State: Very good state

Number of floors: 3

Front width: 11,00 m

Orientation rear: North-east

## COMFORT

Furnished: No

Alarm: Yes

Elevator: No

## ENERGY

EPC score: 121

EPC code: 20230307-0002830718-RES-1

EPC class: B

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Underfloor heating partially

Heating: Individual

Water tank: Yes

## LAYOUT

Living room: 33,00 m<sup>2</sup>

Dining room: 20,00 m<sup>2</sup>

Kitchen: 14,00 m<sup>2</sup>, US hyper equipped

Bureau: 8,00 m<sup>2</sup>

Bedroom 1: 12,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bedroom 3: 8,00 m<sup>2</sup>

Bedroom 4: 15,00 m<sup>2</sup>

Bedroom 5: 20,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Toilets: 4

Terrace: 24,00 m<sup>2</sup>

Laundry: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Not disclosed

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No

Flooding area: Not located in flood area

G-score: B

P-score: B

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings outside: 2

Parkings inside: 1