

## FOR SALE - VILLA

Gaaienlaan 30, 2360 Oud-Turnhout

**Sold**

**Ref. 1949 kW**



Number of bedrooms: 5  
Number of bathrooms: 2  
Garages: 2  
Availability: at the contract

Surf. Living: 511m<sup>2</sup>  
Surf. Plot: 2000m<sup>2</sup>  
Surf. terrace: 40m<sup>2</sup>  
Neighbourhood: villa

PEB/EPB: 141kwh/m<sup>2</sup>/j

## DESCRIPTION

### FINANCIAL

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

### LOCATION

Environment: Villa, woods  
Public transport nearby: Yes

Land registry income: € 2.739,00

Liberal profession possible: Yes

## BUILDING

Habitable surface: 511,00 m<sup>2</sup>

Fronts: 4

Construction year: 1996

State: Good state

Number of floors: 1

Main area: 308 m<sup>2</sup>

Front width: 22,00 m

Type roof: Saddle roof

Orientation rear: South-east

Orientation facade: North-west

## COMFORT

Furnished: No

Handicap friendly: Yes

Alarm: Yes

Videophone: Yes

Pool: No

## ENERGY

EPC score: 141

EPC code: 20221125-002736096-RES-1

EPC class: B

Double glazing: Yes, thermic and acoustic isol.

Windows: Wood

Heating type: Gas (centr. heat.)

Heating: Individual

## TERRAIN

Ground area: 2.000,00 m<sup>2</sup>

Width at the street: 40,00 m

Garden: Yes (2.000,00 m<sup>2</sup>)

Orientation terrace 1: South-east

## LAYOUT

Living room: 42,00 m<sup>2</sup>

Dining room: 25,00 m<sup>2</sup>

Kitchen: 20,00 m<sup>2</sup>, hyper equipped

Bureau: 12,50 m<sup>2</sup>

Veranda: Yes

Bedroom 1: 24,00 m<sup>2</sup>

Bedroom 2: 21,00 m<sup>2</sup>

Bedroom 3: 23,50 m<sup>2</sup>

Bedroom 4: 120,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 3

Terrace: 40,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: No

Gas: Yes

Water: Yes

## PLANNING

Destination: Park zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area:



Flood area - delimited flood area

G-score: A

P-score: C

Summons: No

Servitude: No

## PARKING

Garage: 2

Parkings outside: 4

Parkings inside: 2