

FOR SALE - VILLA

Brooseinde 60, 2360 Oud-Turnhout

Sold

Ref. 2009 AK



Number of bedrooms: 3
Number of bathrooms: 2
Garages: 2
Availability: at the contract

Surf. Living: 256m²
Surf. Plot: 1350m²
Surf. terrace: 50m²

PEB/EPB: 314kwh/m²/j

DESCRIPTION

Charming country villa with large garage building on approx. 1350m²

Situated between the fields, yet centrally with complete privacy and sunny orientation.

Entrance hall with cloakroom and guest toilet with hand-washer. The living room is L-shaped and, like the entire ground floor, has a wooden floor that adds a cosy atmosphere to the house. The large sliding window makes contact with the back garden and terrace very pleasant and the fireplace will also ensure many cosy evenings.

The country kitchen has recently replaced quality appliances and provides ample storage space and a breakfast nook. A separate corridor in the living room also leads to the terrace (apart from the sliding window). The cool storage room is also very practical and should of course not be missed. The ground-floor bedroom is spacious and overlooks the back garden and has a dressing room on the opposite side of the hallway with beautifully fitted wardrobes with a luxurious layout for shirts, shoes etc. In this room, the washing and drying facilities are also nicely concealed in built-in cupboards with a handy worktop.

Floor

The fixed staircase in the entrance hall leads to the upper floor. On this floor you will find a large open space with plenty of natural light and the possibility of installing a kitchen/bar and an extra bedroom thanks to its spacious layout and connections for hot and cold water and drainage. The 2nd bedroom is located separately and has fitted wardrobes. The luxurious bathroom has a nice washbasin, walk-in shower and a luxurious massage bathtub.

Outside

The garden is nicely landscaped, partly paved as well as the playfully placed terraces. A side gate gives easy access to the rear garden, the carport and the spacious garage building with storage attic. The terrace attached to the house has an indoor storage room where you can easily store the terrace cushions and the central heating system.

A very practical house with many possibilities, so don't let this opportunity pass you by!

Plus points

- + Quiet, rural location and fully enclosed
- + Good sunny orientation
- + Underfloor heating on the ground floor
- + Practical spacious garage and carport
- + Possibility for parents/larger children to have their own space in the house due to upper floor with connections for extra kitchen/bar.
- + Ample parking possibilities
- + Beautifully laid-out terraces and garden
- + Life-proof home (fully ground-floor living possible)

FINANCIAL

Price: Info at the office

Available: At the contract

Land registry income: € 1.425,00

TERRAIN

Ground area: 1.350,00 m²

Garden: Yes

BUILDING

Habitable surface: 256,00 m²

Fronts: 4

Construction year: 1981

State: Good state

Type roof: Saddle roof

Orientation facade: North

COMFORT

Furnished: No

ENERGY

EPC score: 314

EPC code: 20230706-0002937190-RES-1

EPC class: D

Double glazing: Yes, thermic isol.

Windows: Wood

Heating type: Gas (centr. heat.)

Heating: Individual

Oil tank: 4.999 L

LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower and bath tub

Toilets: 2

Terrace: 50,00 m²

Laundry: 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:
17/07/2023

Intimation: No

Flooding area: Not located in flood area

G-score: A

P-score:  D

Summons: No

Servitude: No

PARKING

Garage: 2

Carport: Yes

Parkings outside: 4

Parkings inside: 2