

## FOR SALE - VILLA

Goordijk 7., 2360 Oud-Turnhout

€ 635.000

Ref. 7204010



Number of bedrooms: 5  
Number of bathrooms: 1  
Garages: 2  
Availability: at the contract

Surf. Living: 316m<sup>2</sup>  
Surf. Plot: 2789m<sup>2</sup>  
Surf. terrace: 30m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 267kwh/m<sup>2</sup>/j

## DESCRIPTION

This spacious villa, in need of refurbishment, is located in a green and residential villa district of Oud-Turnhout on a plot of 2,789 m². The property offers a combination of tranquillity, privacy and excellent accessibility: you can reach both Eindhoven (NL) and Antwerp (BE) in just 25 minutes.

On the ground floor, the central entrance hall welcomes you with a guest toilet and cloakroom. To the left is a practical office space, to the right the double indoor garage. The living areas are on the garden side and, thanks to large windows, enjoy plenty of light and a beautiful view of the greenery. The living room with travertine flooring connects to the kitchen with Miele appliances and a cosy veranda. A side entrance provides access to the laundry room with shower and an extra storage room.

The first floor comprises five bedrooms, three of which have a washbasin and access to the rear terrace. The bathroom is equipped with a bath, shower, double washbasin and toilet. A loft ladder leads to the spacious attic.

The south-west facing garden is a big plus for those who love peace and privacy.

DUE TO THE PRIVACY OF THE TENANT, WHO IS LEAVING IN MID-DECEMBER, INTERIOR PHOTOS WILL BE AVAILABLE ONLINE AROUND MID-DECEMBER.

Advantages:

- 5 bedrooms + office, ideal for large families or home workers
- Needs refreshing, with lots of potential to modernise to your own taste
- Large plot, sunny garden and residential location
- HR condensing gas boiler (2016), natural gas heating

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## FINANCIAL

Price: € 635.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.273,00

## BUILDING

Habitable surface: 316,00 m²

Fronts: 4

Construction year: 1983

Number of floors: 1

Main area: 190 m²

Front width: 19,40 m

Type roof: Saddle roof

Orientation rear: South-west

Orientation facade: North-east

## COMFORT

Furnished: No

Handicap friendly: No

## LOCATION

Environment: Quiet, villa

School nearby: Yes

Public transport nearby: Yes

Highway nearby: 1.800m

Sport center nearby: Yes

## TERRAIN

Ground area: 2.789,00 m²

Width at the street: 39,00 m

Garden: Yes

Orientation terrace 1: South-west

## LAYOUT

Kitchen: Yes, US fully fitted

Bureau: Yes

Veranda: Yes

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

Terrace: 30,00 m²

Laundry: Yes

## ENERGY

EPC score: 267

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Vinyl

Heating type: Gas

Heating: Individual

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living park

Building permission: Yes

Parcelling permission: Yes

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: A

Summons: No

Servitude: No

## PARKING

Garage: 2

Parkings outside: Yes

Parkings inside: 2