Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

FOR SALE - VILLA

On request

Goordijk 7 B., 2360 Oud-

Ref.





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

Surf. Living: 316m²
Surf. Plot: 2789m²
Surf. terrace: 30m²
Neighbourhood: quiet

PEB/EPB: 267kwh/m²/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.

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

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 2.273,00

BUILDING

Habitable surface: 316,00 m²
Fronts: 4
Construction year: 1983
State: Minor renovation
Number of floors: 1
Main area: 190 m²
Front width: 19,40 m
Outhouse: Yes
Type roof: Saddle roof
Orientation rear: South-west
Orientation facade: North-east

COMFORT

Furnished: No
Handicap friendly: No
Alarm: Yes
Elevator: No
BBQ: Yes

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

Living room: 35,00 m²
Dining room: 135,00 m²
Kitchen: 28,00 m², fully fitted
Bureau: 15,00 m²
Veranda: Yes
Bedroom 1: 23,00 m²
Bedroom 2: 18,00 m²
Bedroom 3: 20,00 m²
Bedroom 4: 18,00 m²
Bedroom 5: 23,00 m²
Bathroom type: Shower and bath tub

SPECIFIC AREA

Shopfloor: Yes

ENERGY

EPC score: 267
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Vinyl
Heating type: Gas
Heating: Individual

Shower rooms: 1
Toilets: 3
Terrace: 30,00 m²
Balcony: Yes
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

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

PARKING

Garage: 2
Parking cars: 3
Parkings outside: 4
Parkings inside: 2