

## FOR SALE - HOUSE

Albrecht Rodenbachplantsoen 108 BBUS0, 2300 Turnhout

On request

Ref. 5606477



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

Surf. Living: 156m<sup>2</sup>  
Surf. Plot: 193m<sup>2</sup>  
Surf. terrace: 40m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 384kwh/m<sup>2</sup>/j

## DESCRIPTION

On the outskirts of Turnhout you will find this completely single story house with garage and city garden back in a quiet neighborhood.

Entrance hall that gives access to the living room with open kitchen (formerly it was closed and the partition wall has already been removed.) Veranda that opens through sliding windows into the paved city garden that has complete privacy. From the living room, you enter a back hall to which adjoins 3 bedrooms with partially fitted wardrobes, a toilet and a bathroom (which requires finishing). The kitchen in turn gives out through the storage room to the very spacious garage that has connections for washing and drying machine, has an automatic gate and also offers a side entrance.

+++Plus points+++

Quiet, child-friendly working-class neighborhood  
Solar panels (just installed)  
Electricity fully compliant  
Completely ground floor living so practical for all ages  
Schools, stores and roads within easy reach

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract  
Land registry income: € 664,00

## BUILDING

Habitable surface: 156,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1971  
Number of floors: 1  
Type roof: Flat roof

## COMFORT

Furnished: No  
Handicap friendly: Yes  
Parlophone: Yes  
Elevator: No  
Blinds: Yes  
Pool: No

## ENERGY

EPC score: 384  
EPC code: 20220818-0002658038-RES-1  
EPC class: D  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)

## LOCATION

Environment: Quiet, Suburb  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 193,00 m<sup>2</sup>  
Garden: Yes (40,00 m<sup>2</sup>)

## LAYOUT

Living room: 18,49 m<sup>2</sup>  
Dining room: 11,61 m<sup>2</sup>  
Kitchen: 8,60 m<sup>2</sup>, fully fitted  
Veranda: Yes  
Bedroom 1: 7,20 m<sup>2</sup>  
Bedroom 2: 10,44 m<sup>2</sup>  
Bedroom 3: 15,98 m<sup>2</sup>  
Bathroom type: Shower in bath  
Shower rooms: 1  
Toilets: 2  
Terrace: 40,00 m<sup>2</sup>  
Laundry: Yes

## TECHNICS

Electricity: Yes

Heating: Individual

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: 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: 1

Parkings outside: 2

Parkings inside: 1