

FOR SALE - VILLA

Goordijk 7 B., 2360 Oud-Turnhout

On request

Ref. 7555873



The banner features the Century 21 logo and 'Echo Vastgoed' text at the top. Below this, the word 'GRATIS' is prominently displayed in large, bold letters, followed by 'eerlijke schatting' in a cursive script. A QR code is positioned to the right of the text, with the instruction 'Scan hier voor een gratis schatting' above it. An orange bar contains the text 'VERKOOP IN VERTROUWEN !'. At the bottom, the website 'www.echovastgoed.be' and contact information 'info@echovastgoed.be' and 'Dorp 29, 2360 Oud-Turnhout | 014 48 12 21' are listed. The banner is flanked by three small images: a modern house, a house with a pool, and a house with a large garden. The right side of the banner features a large image of a hand holding a Century 21 sign.

CENTURY 21.
Echo Vastgoed

GRATIS
eerlijke schatting

Scan hier voor
een gratis schatting

VERKOOP IN VERTROUWEN !

www.echovastgoed.be | info@echovastgoed.be
Dorp 29, 2360 Oud-Turnhout | 014 48 12 21

SUCCESSVOL VERKOCHT

CHT BINNEN DE WEEK!

HT BINNEN DE MAAND!



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

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

Elevator: No

BBQ: Yes

SPECIFIC AREA

Shopfloor: Yes

ENERGY

EPC score: 267

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Vinyl

Heating type: Gas

Heating: Individual

Bedroom 5: 23,00 m²

Bathroom type: Shower and bath tub

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 inventory 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