

## FOR SALE - VILLA

Schepersstraat 15 B., 2300 Turnhout

On request

Ref. 2054 AK





SUCCESVOL VERKOCHT



HET WERKEN DE WERK



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**CENTURY 21**  
Echo Vastgoed

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CENTURY 21



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

Surf. Living: 176m<sup>2</sup>  
Surf. Plot: 1008m<sup>2</sup>  
Surf. terrace: 50m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 400kwh/m<sup>2</sup>/j

## DESCRIPTION

for the quick deciders a nice offer in terms of price

cozy cosy house with a recent beautiful large landscaped backyard which overlooks the meadow, so not overlooked by rear neighbors and where a storage room and cozy BBQ place is created, where you will spend many summers and pleasant evenings will experience

The house is located in a quiet neighborhood between the ring road of Turnhout and the highway from Eindhoven to Antwerp.

The surface of the plot is about 1000 m<sup>2</sup>

If you have some adjustments or change works carried out (if you are handy then this is also financially beneficial) then the result is that you have a home that is completely to your liking and what is certainly also important

this house is suitable for both young and old people

In short, your own home in a beautiful quiet pleasant environment

Plus points:

- ✓ Landscaped and enclosed garden
  - Attractive outbuilding
  - Quiet and central location
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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.132,00

## BUILDING

Habitable surface: 176,00 m<sup>2</sup>

Fronts: 4

Construction year: 1969

State: Good state

Front width: 14,00 m

Type roof: Saddle roof

## COMFORT

Furnished: No

Elevator: No

## ENERGY

EPC score: 400

EPC code: 20240320-0003180465-RES-1

## LOCATION

Environment: Residential area, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 1.008,00 m<sup>2</sup>

Width at the street: 20,00 m

Garden: Yes

## LAYOUT

Living room: 19,60 m<sup>2</sup>

Dining room: 19,60 m<sup>2</sup>

Kitchen: 7,50 m<sup>2</sup>, US semi fitted

Veranda: Yes

Bedroom 1: 16,70 m<sup>2</sup>

Bedroom 2: 16,00 m<sup>2</sup>

Bathroom type: Shower

Shower rooms: 1

EPC class: D  
Heating type: Gas (centr. heat.)  
Heating: Individual

Toilets: 1  
Terrace: 50,00 m²  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## TECHNICS

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

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
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: 1  
Parkings inside: 1