

## FOR SALE - HOUSE

Draaiboom 30, 2360 Oud-Turnhout

**Sold**

**Ref. 2031 AK**



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

Surf. Living: 180m<sup>2</sup>  
Surf. Plot: 640m<sup>2</sup>  
Surf. terrace: 25m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 469kwh/m<sup>2</sup>/j

## DESCRIPTION

A stone's throw from the cozy center of Oud-Turnhout and near the woods of "de Liereman" you will find this spacious, partially renovated family home back on a plot of approx. 640 m<sup>2</sup>

Layout:

Entrance hall with checkroom. Living room with authentic checkerboard floor and cozy fireplace. The living room overlooks both the front, side and back garden. The kitchen is to be renovated but spacious and gives access to the basement and has room for a breakfast nook.

From the kitchen you enter directly into the indoor garage with toilet and connection for washer and dryer.

Floor:

Here you will find 3 bedrooms and the bathroom. The bedrooms are spacious and the landing is spacious.

2nd Floor

Through fixed staircase leads to the landing of the top floor. This floor is divided into a bedroom (4th) and attic room that can be converted into a 5th bedroom.

Exterior features:

Cozy garden with terrace, various trees, plants, vegetable garden, a pond as well as a spacious storage shed.

+++Plus points++

- 4/5 bedrooms
- Partly renovated (windows, boiler, roof insulation)
- Close to nature reserve De Liereman and a stone's throw from the center of Oud-Turnhout
- Authentic elements
- Spacious plot

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 701,00

## BUILDING

Habitable surface: 180,00 m<sup>2</sup>

Fronts: 4

Construction year: 1964

State: To be refreshed

Number of floors: 2

Orientation facade: South

## COMFORT

Furnished: No

Handicap friendly: No

Blinds: Yes

## LOCATION

Environment: Central, Free sight

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 640,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Kitchen: Yes

Bathroom type: Shower

Toilets: 1

Terrace: 25,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## ENERGY

EPC score: 469

EPC code: 20231027-0003026405-RES-1

EPC class: E

Double glazing: Yes, thermic isol.

Windows: Vinyl

Electricity certificate: Yes, not conform

Heating type: Gas (centr. heat.)

Heating: Individual

Attic: Yes

## TECHNICS

Electricity: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: No

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: Yes

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: 1

Parkings outside: 3

Parkings inside: 1