

## FOR SALE - VILLA

Bremdreef 2, 2470 Retie

On request

Ref. 2090 AK



  
Echo Vastgoed

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Dorp 29, 2360 Oud-Turnhout | 014 48 12 21



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1  
Availability: at the contract

Surf. Living: 300m<sup>2</sup>  
Surf. Plot: 2226m<sup>2</sup>  
Surf. terrace: 85m<sup>2</sup>  
Neighbourhood: open place

PEB/EPB: 285kwh/m<sup>2</sup>/j

# DESCRIPTION

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.856,00  
Liberal profession possible: Yes

## BUILDING

Habitable surface: 300,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1999  
Renovation: 2023  
State: Good state  
Number of floors: 2  
Front width: 19,10 m  
Type roof: Point roof  
Orientation rear: East  
Orientation facade: West

## COMFORT

Furnished: No  
Alarm: Yes  
Videophone: Yes  
Elevator: No  
Pool: Yes

## ENERGY

EPC score: 285  
EPC code: 20201207-0002347888-RES-1  
EPC class: C  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Oil (centr. heat.)  
Heating: Individual  
Oil tank: 3.300 L

## LOCATION

Environment: Open place, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes

## TERRAIN

Ground area: 2.226,00 m<sup>2</sup>  
Width at the street: 43,00 m  
Garden: Yes

## LAYOUT

Kitchen: Yes, US fully fitted  
Bathroom type: Shower and bath tub  
Toilets: 2  
Terrace: 85,00 m<sup>2</sup>  
Laundry: Yes  
Attic: Yes

## TECHNICS

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

## PLANNING

Destination: Living park  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 22/12/2022  
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