

## FOR SALE - CHARMING HOUSE

Steenweg op Oosthoven 105 B+., 2300 Turnhout

On request

Ref. 5554817.,



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

Surf. Living: 135m<sup>2</sup>  
Surf. Plot: 180m<sup>2</sup>  
Surf. terrace: 30m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 225kwh/m<sup>2</sup>/j

## DESCRIPTION

Welcome!

Behind the charming façade is a contemporary house with 3 bedrooms and a maintenance-friendly city garden.

This ready-to-use and modernised home, located just inside the ring road is a stone's throw from the centre of Turnhout. Easily accessible location? Check! Wonderful living at walking and cycling distance from all the facilities the city of Turnhout has to offer? Double check!

We would like to take you through the property!

Welcome to the entrance hall with fitted wardrobe and direct access to a practical storage room. Along the entrance hall, you enter the open living space with high ceilings and parquet flooring. To the right of the entrance hall is the living space which, with its high ceilings and natural parquet floor, offers sufficient space for a cosy sitting area with built-in wood-burning stove and an adjacent cosy dining area.

Cooking is done in the bright open kitchen with island, composite worktop and storage space on both sides. The kitchen has a high finish and is equipped with very solid Miele appliances. At the back of the kitchen diner, a desk corner has been created to make working from home perfectly possible.

The low-maintenance garden has a terrace on beautiful natural stone tiles and is the ideal place to relax and enjoy the sun and fresh air. There is also a laundry room and a separate toilet on the ground floor.

Curious about the upper floor?

The fixed staircase with glass wall provides access to the first floor, which is bathed in natural light. Here we find a sumptuous bathroom with spacious walk-in shower, double sink and toilet. In addition to the first bedroom, on this floor we find a second bedroom that can be decorated according to your own wishes. Thus, it can serve as a bedroom, playroom, office, hobby room, extra living space...

On the top floor, which was integrated into the house and is accessible via a fixed staircase is the master bedroom. As a valuable addition, there are built-in cupboards and extra storage space under the sloping roof. After all, you never have too much room for storage.

A great place to live for those looking for a ready-to- move-in property located near all the facilities that the centre of Turnhout has to offer.

Discover your new home at "Echo Vastgoed Century21", and don't miss out on this opportunity!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 287,00

## BUILDING

## LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

Habitable surface: 135,00 m²

Fronts: 2

Construction year: 1918

Renovation: 2011

State: Renovated

Floor: 0

Number of floors: 2

Front width: 5,20 m

Type roof: Saddle roof

Orientation rear: West

Orientation facade: South-east

## COMFORT

Furnished: No

Handicap friendly: No

Blinds: Yes

Air conditioning: Yes

## ENERGY

EPC score: 225

EPC code: 20231204-0003054517-RES-1

EPC class: C

Double glazing: Yes, thermic and acoustic isol.

Heating type: Gas (centr. heat.)

Heating: Individual

## TERRAIN

Ground area: 180,00 m²

Garden: Yes (110,00 m²)

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Luxury

Shower rooms: 1

Toilets: 2

Terrace: 30,00 m²

Laundry: 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

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
30/11/2023

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Potential flood area

G-score: C

P-score: C

Summons: No

Servitude: No

## PARKING

Garage: 0

Parkings outside: 0

Parkings inside: 0