

## FOR SALE - CHARMING HOUSE

Steenweg Op Zevendonk 263, 2300 Turnhout

On request

Ref. 3046 AK



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

Surf. Living: 186m<sup>2</sup>  
Surf. Plot: 463m<sup>2</sup>  
Surf. terrace: 30m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 232kwh/m<sup>2</sup>/j

## DESCRIPTION

In a central location on the outskirts of Turnhout is this renovated and particularly spacious family home with numerous assets.

Upon entering, you are welcomed in the entrance hall, which gives access to the bright and spacious living room. This is equipped with a guest toilet and is individually heated via radiators.

Opposite is the fully equipped kitchen, equipped with microwave, convection oven, dishwasher, cooking island, sink with mixer tap, ceramic hob with extractor hood and a spacious fridge with separate freezer. The kitchen is finished with a wood-look tile floor and receives natural light through the PVC windows. In addition, there are numerous outlets for various kitchen appliances, and there is ample space for a cozy breakfast nook. Adjacent, we find two storage rooms that provide additional storage space and practical convenience. One of the storage rooms has connections for a washing machine and dryer.

On the ground floor there is a first, spacious and bright bedroom with its own bathroom. This is equipped with a toilet, a shower stall and a stylish washbasin in a beautiful cabinet.

Through the fixed, wide staircase with skylight, we reach the second floor, where there are three bedrooms, a bathroom and a living space. This living space offers the possibility of easily creating a fifth bedroom. The bathroom has a generous shower with rain shower head and a freestanding bathtub. In addition, the room has a toilet and a large sink, stylishly integrated into a beautiful cabinet.

The garden features a cozy covered terrace with an equipped outdoor kitchen. In addition, there is a spacious lawn with a walnut tree and several fruit trees. In the walnut tree is a nice play tree house with sandbox integrated. In the back of the garden is a garage of 40 m<sup>2</sup>, and on the side of the house is a covered driveway where there is room to park two cars dry.

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 745,00

## BUILDING

Habitable surface: 186,00 m<sup>2</sup>

Fronts: 2

Construction year: 1930

State: Renovated

Orientation rear: East

Orientation facade: West

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

## ENERGY

EPC score: 232

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 463,00 m<sup>2</sup>

Width at the street: 9,10 m

Garden: Yes

Orientation terrace 1: East

## LAYOUT

Kitchen: Yes, US fully fitted

Bathroom type: All comfort

Shower rooms: 2

Toilets: 2

Terrace: 30,00 m<sup>2</sup>

EPC code: 20250509-0003595916-RES-1

EPC class: C

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Rural residential area

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: B

P-score: B

Summons: No

Servitude: No

## PARKING

Garage: Yes

Parkings outside: Yes

Parkings inside: Yes