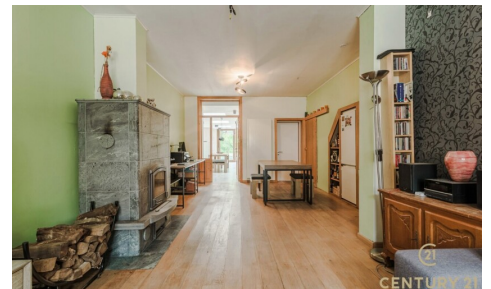


FOR SALE - CHARMING HOUSE

€ 319.500

Oude Beersebaan 27, 2300 Turnhout

Ref. 7231761



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

Surf. Living: 117m²
Surf. Plot: 415m²
Surf. terrace: 20m²
Neighbourhood: quiet

PEB/EPB: 170kwh/m²/j

DESCRIPTION

CHARMING HOME IN AN IDYLIC, GREEN LOCATION ON THE OUTSKIRTS OF TURNHOUT

Are you looking for a home with character, charm, and a peaceful, green setting? Then this largely renovated house on the outskirts of Turnhout will undoubtedly captivate you. Here, you can enjoy tranquil living surrounded by greenery, yet still be close to Nieuwe Kaai, shops, main roads, and all amenities.

LIVING WITH CHARACTER AND WARMTH

Upon entering the home, you are welcomed by an authentic entrance hall featuring original tiled flooring and beautiful wooden doors. The living room, with its warm wooden floor and cozy soapstone stove, invites you to enjoy cozy evenings in a homely atmosphere.

The kitchen is a true eye-catcher, with a stylish finish and an impressive AGA stove — the pinnacle of stoves for connoisseurs. From the kitchen, a large sliding door leads to the spacious garden, perfect for lively garden parties and equipped with practical storage spaces at the back. If you have a green thumb, this is the perfect place to create your own green paradise!

RECENTLY RENOVATED AND MOVE-IN READY

In 2022, the elegant dining room, kitchen, and fully renovated bathroom were added. Adjacent to the dining room, you will find a handy, also newly renovated utility room and a separate toilet.

Thanks to excellent energy optimization, this home boasts a beautiful EPC rating of B, resulting in low energy consumption and high living comfort.

COMFORTABLE BEDROOMS AND EXPANSION POTENTIAL

Upstairs, there are two spacious bedrooms. The very large attic offers numerous possibilities for those wishing to create extra bedrooms or a hobby room. With a fixed staircase and further finishing, you can transform this space into a fully integrated part of the home.

PRACTICAL AND SURPRISINGLY CONVENIENT

Along the side of the house is a private passageway that leads directly into the kitchen — convenient for bicycles, groceries, or garden supplies.

YOUR OASIS OF PEACE JUST A STONE'S THROW FROM THE CITY

This home combines the best of both worlds: the tranquility of nature with the convenience of proximity to the city.

A house with character, comfort, and potential — perfect for those who appreciate charm and functionality.

???? Contact us today for a viewing and let yourself be surprised by the unique atmosphere of this home.

FINANCIAL

Price: € 319.500,00

VAT applied: No

Available: At the contract

Land registry income: € 731,00

BUILDING

Habitable surface: 117,00 m²

Fronts: 2

Construction year: 1939

Renovation: 2022

State: Good state

Number of floors: 1

Front width: 5,40 m

LOCATION

Environment: Quiet, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 415,00 m²

Garden: Yes

Orientation terrace 1: South

Orientation rear: South
Orientation facade: North

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No

ENERGY

EPC score: 170
EPC code: 20250821-0003667697-RES-1
EPC class: B
Double glazing: Yes
Windows: Wood or pvc
Heating type: Gas
Heating: Individual

LAYOUT

Kitchen: Yes, hyper equipped
Bathroom type: Luxury
Shower rooms: 1
Toilets: 2
Terrace: 20,00 m²
Laundry: 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: Not disclosed
Right of pre-emption: No
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