

## FOR SALE - EXCEPTIONAL HOUSE

Steenweg op Ravels 16., 2360 Oud-Turnhout

On request

Ref. 7570338.



Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 301m<sup>2</sup>  
Surf. Plot: 362m<sup>2</sup>  
Surf. terrace: 35m<sup>2</sup>  
Neighbourhood: Suburb

PEB/EPB: 184kwh/m<sup>2</sup>/j

## DESCRIPTION

**Discover this exceptionally spacious and perfectly maintained home, offering a wide range of possibilities — ideal for a family, a liberal profession, or working from home!**

Upon entering the property, you are welcomed into a generous entrance hall with an integrated office space and cloakroom — perfect for those looking to combine living and working. From here, you have access to the spacious garage with an automatic door. At the rear, there is a large and practical laundry room, an elegant bathroom, and a versatile room suitable for various purposes (practice room, hobby room, additional bedroom, etc.). This level also provides direct access to the beautifully landscaped garden and terrace.

On the first floor, you can enjoy a bright and spacious living area with an open-plan kitchen and a cozy fireplace. This flows seamlessly into the veranda, equipped with a sun screen, and the adjoining covered terrace. The terrace features a stylish louvered roof that can be opened or closed as desired — ideal for year-round enjoyment. This floor also includes a separate toilet and a luxurious, spacious bathroom with a massage shower, double washbasin, and a generous bathtub.

The sleeping area comprises two full-sized, spacious bedrooms and a children's room, all accessible via the night hall. Additionally, there is a practical built-in wardrobe and a large toilet with bidet, which can easily be converted into an additional shower room.

This move-in ready home combines space, comfort, and flexibility in an excellent location with easy accessibility and ample parking. A unique opportunity for those seeking a versatile property full of character!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.127,00

Liberal profession possible: Yes

## BUILDING

Habitable surface: 301,00 m<sup>2</sup>

Fronts: 2

Construction year: 1994

State: Good state

Main area: 7 m<sup>2</sup>

Front width: 8,20 m

Type roof: Saddle roof

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

## ENERGY

EPC score: 184

## LOCATION

Environment: Suburb, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 362,00 m<sup>2</sup>

Width at the street: 12,00 m

Garden: Yes (130,00 m<sup>2</sup>)

## LAYOUT

Kitchen: Yes

Bureau: Yes

Veranda: Yes

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 2

Second terrace: 35,00 m<sup>2</sup>

Laundry: Yes

Attic: Yes

EPC code: 20241228-0003406057-RES-1

EPC class: B

Double glazing: Yes

Windows: Thermal aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
28/03/2025

Asbestos inventory certificate information:

Asbestveilig

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## **PARKING**

Garage: Yes

Parkings outside: 3

Parkings inside: 3