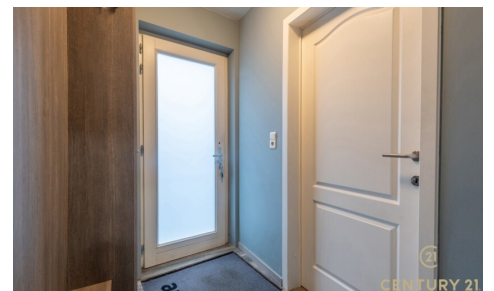


FOR SALE - EXCEPTIONAL HOUSE

€ 279.000

Steenweg op Oosthoven 97,, 2300 Turnhout

Ref. 3031AK



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

Surf. Living: 162m²
Surf. Plot: 180m²

PEB/EPB: 119kwh/m²/j

DESCRIPTION

Spacious, energy-efficient house with city garden and possibilities for liberal professions

Looking for an energy-efficient home with lots of space and possibilities? This centrally located house in Turnhout is within walking distance of the pleasant city center and offers a smooth connection to the main access roads.

The house has a generous living area and is ideal for those who want a practice at home, need extra bedrooms or are looking for a hobby room. On the ground floor there is a multifunctional room that can easily be set up as one or two bedrooms, an office space or even an independent living unit for a parent or growing teenager. There is also a practical storage room and a spacious laundry room.

The city garden is maintenance-friendly with a combination of artificial grass and paving. The covered terrace forms a pleasant outdoor space that continues to an open, covered storage room at the back of the garden. This can be perfectly furnished as a garden house or an attractive lounge area.

On the first floor you enter the bright living space via the staircase. Here you will find a spacious living room that flows seamlessly into the cozy and fully equipped kitchen. The kitchen has an open connection to the terrace and offers the possibility to provide an extra staircase to the garden. The bathroom is also located on this floor and can be refreshed to your own taste.

The top floor houses two particularly spacious bedrooms, ideal for those who love comfort and tranquility. In addition, the house is equipped with solar panels, which contributes to a lower energy bill.

Pros:

- + Centrally located, close to the center of Turnhout
- + Energy-efficient house with solar panels
- + Possibility of liberal profession or extra bedrooms on the ground floor
- + Low-maintenance city garden with covered terrace
- + Spacious living room with open kitchen

Interested? Don't miss this opportunity and respond to a viewing today!

FINANCIAL

Price: € 279.000,00

VAT applied: No

Available: At the contract

Land registry income: € 927,00

Liberal profession possible: Yes

LOCATION

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

BUILDING

Habitable surface: 162,00 m²

Fronts: 2

Construction year: 2001

TERRAIN

Ground area: 180,00 m²

Garden: Yes

Orientation terrace 1: South

State: Good state
Number of floors: 2

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No

ENERGY

EPC score: 119
EPC code: 20253101-0003518035-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

LAYOUT

Kitchen: Yes, US fully fitted
Bathroom type: Shower in bath
Shower rooms: 1
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: 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

Parkings inside: No