

## FOR SALE - FAMILY HOUSE

Korenbloemstraat 51, 2360 Oud-Turnhout

On request

Ref. 2098 AK.;



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1  
Availability: tbd with the owner

Surf. Living: 160m<sup>2</sup>  
Surf. Plot: 405m<sup>2</sup>  
Surf. terrace: 35m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 277kwh/m<sup>2</sup>/j

# DESCRIPTION

## SPACIOUS CORNER HOUSE WITH GARDEN AND GARAGE IN A QUIET YET CENTRAL LOCATION

### Layout:

Upon entering the spacious entrance hall, you immediately feel the warmth and practicality of the home. Here you'll find a generous guest toilet. The bright living room provides direct access to the sunny terrace. Adjacent is the fully equipped kitchen with a handy pantry cellar offering extra storage space, while the rear utility room with additional storage adds even more functionality.

On the first floor, a bright landing leads to three spacious bedrooms and a neat bathroom. The second floor holds a pleasant surprise: a large master bedroom featuring built-in wardrobes and a private luxurious bathroom with a massage bathtub and rain shower.

### Outdoor Space:

The paved terrace with covered area and integrated lighting opens onto a beautiful garden. A side gate offers convenient access to the garden. The secure garage box with an automatic door provides safe parking or extra storage space.

Apart from some minor refreshing, this spacious home is virtually move-in ready and is situated in a prime location: peaceful, yet close to shops, schools, and public transport. This is the ideal family home for those seeking space and comfort.

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: Tbd with the owner  
Land registry income: € 599,00

## BUILDING

Habitable surface: 160,00 m²  
Fronts: 3  
Construction year: 1967  
Renovation: 2020  
State: Minor renovation  
Number of floors: 2  
Type roof: Point roof  
Orientation rear: West  
Orientation facade: East

## COMFORT

Furnished: No

## ENERGY

EPC score: 277  
EPC code: 20241007-0003397923-RES-1  
EPC class: C

## LOCATION

Environment: Quiet, central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 405,00 m²  
Width at the street: 9,10 m  
Garden: Yes  
Orientation terrace 1: West

## LAYOUT

Kitchen: Yes, fully fitted  
Veranda: Yes  
Bathroom type: Shower and bath tub  
Shower rooms: 2  
Toilets: 3  
Terrace: 35,00 m²  
Laundry: Yes  
Cellar: Yes

Double glazing: Yes, thermic isol.  
Windows: Vinyl  
Heating type: Gas  
Heating: Individual

## **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:  
07/10/2024  
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

## **PARKING**

Garage: 1  
Parkings inside: Yes