

## FOR SALE - FAMILY HOUSE

Kuileinde 7. B., 2360 Oud-Turnhout

€ 415.000

Ref. 3040 AK



Number of bedrooms: 4  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 166m<sup>2</sup>  
Surf. Plot: 185m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 31kwh/m<sup>2</sup>/j

## DESCRIPTION

Bright, energy-efficient home with solar panels and Jacuzzi in quiet subdivision

Looking for a modern, energy-efficient home in a prime location? This recent family home, located in a quiet cul-de-sac in a new subdivision, offers the best of both worlds: serene surroundings and yet within walking distance of the center of Oud-Turnhout.

Upon entering welcomes a spacious entrance hall with guest toilet and a practical storage room, ideal for washing and drying machine, extra stock or freezer. The bright living room with open kitchen is the heart of the home. The fully equipped kitchen offers a beautiful view of the garden and provides a cozy atmosphere while cooking and dining.

On the second floor there are three full-sized bedrooms, a separate laundry room and a stylish bathroom with spacious walk-in shower, double sink in a beautiful cabinet and a second toilet. The fixed staircase to the attic floor leads to a generous space that currently serves as a play attic, but could easily be finished into a spacious master bedroom or hobby room.

Outdoor living in style

The driveway offers private parking and a charging point for an electric vehicle. The beautifully landscaped backyard is an oasis of tranquility with a paved terrace, a patch of lawn, a handy garden shed and, as the ultimate relaxing element, a high-quality Jacuzzi.

In short, this move-in ready home combines energy efficient living with comfort and luxury in a quiet, yet central location. Interested? Contact us for a viewing!

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## FINANCIAL

Price: € 415.000,00

VAT applied: No

Available: At the contract

## BUILDING

Habitable surface: 166,00 m²

Fronts: 2

Construction year: 2022

State: Very good state

Number of floors: 2

Type roof: Saddle roof

Orientation rear: West

Orientation facade: East

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

## ENERGY

EPC score: 31

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 185,00 m²

Garden: Yes

Orientation terrace 1: East

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Laundry: Yes

Attic: Yes

## TECHNICS

EPC code: 13031-G-OMV\_2019020118-EP11928/O889/D16/SD001  
EPC class: A  
Double glazing: Yes, thermic isol.  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
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

Parkings outside: 1  
Parkings inside: No