

## FOR SALE - FAMILY HOUSE

Steenweg op Oosthoven 325, 2300 Turnhout

€ 459.000

Ref. 3034 SVE



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1  
Availability: to be agreed upon

Surf. Living: 259m<sup>2</sup>  
Surf. Plot: 1160m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 210kwh/m<sup>2</sup>/j

# DESCRIPTION

## Spacious family home with 4 bedrooms and multipurpose room!

This spacious, energy-efficient 4-bedroom home offers an ideal combination of living comfort and multipurpose space, perfect for those wishing to practice an independent profession at home. Located on a central plot of 1.160 m<sup>2</sup>, with good connection to entrance and exit roads, this property enjoys excellent accessibility.

Upon entering the house, you enter the entrance hall, which provides access to the various rooms of the house. The entrance hall features a guest toilet and leads to the living room, with a sitting area and dining room. The living room offers plenty of light and gives access to the terrace, where you can enjoy the outdoors. The living room joins the spacious kitchen, which is equipped with a gas stove, refrigerator, double sink and plenty of cupboard space. Both the living room and the kitchen offer a beautiful view of the backyard, creating a pleasant atmosphere.

From the kitchen you enter the laundry room, utility room and multipurpose room. The laundry room features a shower, sink, attached cabinets and connections for both a washer and dryer. The utility room offers additional storage space and gives access to the multipurpose room, which is accessible both from the inside and through a separate entrance at the front of the house. This multipurpose room is perfect for a home occupation or hobby room, depending on your needs. From the utility room, a staircase leads to the spacious basement, which offers plenty of storage space. Furthermore, the house is equipped with an alarm system.

The second floor is accessed via the staircase in the entrance hall and houses 4 bedrooms, including a master bedroom. The floor is also equipped with a separate toilet and a bathroom with a bathtub and double sink. A loft ladder leads to the attic, which offers additional possibilities for further decoration and storage.

The outdoor space is equally impressive, with a large garden, a terrace, a garage and a rear garden house. The garage offers space for at least 2 vehicles, and there is ample parking outside the garage.

This property combines the best of both worlds: the comfort of a spacious family home and the ability to have a home occupation. Located in a central location with excellent accessibility, this property offers everything you need for comfortable living and working.

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## FINANCIAL

Price: € 459.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 1.767,00

Liberal profession possible: Yes (36,30 m<sup>2</sup>)

## BUILDING

Habitable surface: 259,00 m<sup>2</sup>

Fronts: 4

Construction year: 1994

State: Good state

Number of floors: 1

Front width: 11,00 m

Type roof: Slooping roof

## LOCATION

Environment: Central, open place

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 1.160,00 m<sup>2</sup>

Width at the street: 17,50 m

Garden: Yes

Orientation terrace 1: North-west

## LAYOUT

Living room: 21,60 m<sup>2</sup>

Orientation rear: North-west  
Orientation facade: South-east

## COMFORT

Furnished: No  
Handicap friendly: No  
Alarm: Yes  
Elevator: No  
Blinds: Yes

## ENERGY

EPC score: 210  
EPC code: 20230606-0002910590-RES-1  
EPC class: C  
Double glazing: Yes, thermic isol.  
Windows: Aluminium  
Heating type: Gas  
Heating: Individual

Dining room: 20,60 m<sup>2</sup>  
Kitchen: 16,40 m<sup>2</sup>, fully fitted  
Bedroom 1: 18,70 m<sup>2</sup>  
Bedroom 2: 9,10 m<sup>2</sup>  
Bedroom 3: 12,70 m<sup>2</sup>  
Bedroom 4: 12,40 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Shower rooms: 2  
Toilets: 2  
Terrace: 20,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes  
Attic: Yes

## TECHNICS

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

## PLANNING

Destination: Mixed living area  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 14/06/2023  
Intimation: No - no legal correction or administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: C  
Summons: No  
Servitude: No

## PARKING

Garage: 1  
Parkings outside: 4  
Parkings inside: 3