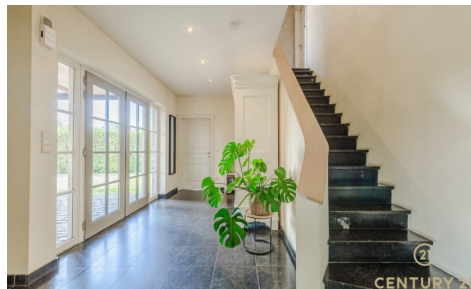


## FOR SALE - VILLA

Kempenlaan 49, 2300 Turnhout

€ 649.000

Ref. 3091 AK



Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 1  
Availability: at the contract

Surf. Living: 223m<sup>2</sup>  
Surf. Plot: 1343m<sup>2</sup>  
Surf. terrace: 25m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 229kwh/m<sup>2</sup>/j

# DESCRIPTION

\*\*\*SATURDAY 15/11 OPEN HOUSE BY APPOINTMENT ONLY\*\*\*

## Peaceful Living in a Prime Location with Excellent Accessibility

Situated in a strategic location along the ring road, close to shops and with quick access to the E34 towards Antwerp and Eindhoven, this charming and meticulously maintained villa stands on a beautiful 1,343 m² plot.

### Layout

#### Ground Floor

The welcoming entrance hall with guest toilet leads into a bright living area, featuring large windows, a comfortable seating area, a spacious dining space, and lovely views of the garden.

The fully equipped kitchen seamlessly connects to the living room and offers all modern conveniences. In 2023, a stylish natural stone kitchen island was added, providing extra workspace, an elegant look, and an enhanced cooking and living experience. Adjacent to the kitchen is a practical utility/laundry room.

The ground floor also features a master bedroom with an en-suite bathroom, complete with a bathtub and double washbasin.

#### First Floor

The staircase leads to the first floor, which comprises two spacious bedrooms, a second bathroom with shower, washbasin, and toilet, and an open mezzanine. The mezzanine is perfect for a home office or hobby space, maintaining a pleasant visual connection with the living area below.

#### Outdoor Space

The beautifully landscaped garden is a green oasis with multiple terraces, a renovated swimming pool equipped with a heat pump, and a separate garage building. Enjoy peaceful outdoor living and privacy, complemented by the modern and energy-efficient heated pool.

#### Key Features

- Meticulously maintained villa (built in 1997)
- Ground-floor master suite with en-suite bathroom
- Bright living areas with garden views
- Three bedrooms and two bathrooms
- Mezzanine office space
- Renovated swimming pool with heat pump
- Natural stone kitchen island (2023)
- Large enclosed garden with terraces and privacy
- Garage and spacious driveway
- Central location with excellent accessibility

This villa combines an exceptionally practical location with outstanding living comfort, making it ideal for families, home workers, or anyone who enjoys spacious and stylish living.

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## FINANCIAL

- Price: € 649.000,00
- VAT applied: No
- Available: At the contract
- Land registry income: € 1.769,00

## LOCATION

- Environment: Central, residential area
- School nearby: Yes
- Shops nearby: Yes
- Public transport nearby: Yes
- Highway nearby: Yes

## BUILDING

Habitable surface: 223,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1997  
State: Very good state  
Number of floors: 1  
Front width: 18,00 m

## COMFORT

Furnished: No  
Elevator: No  
Pool: Yes

## ENERGY

EPC score: 229  
EPC code: 20220329-0002573214-RES-3  
EPC class: C  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

Sport center nearby: Yes

## TERRAIN

Ground area: 1.343,00 m<sup>2</sup>  
Width at the street: 24,00 m  
Garden: Yes

## LAYOUT

Living room: 22,50 m<sup>2</sup>  
Dining room: 19,71 m<sup>2</sup>  
Kitchen: 19,50 m<sup>2</sup>, US hyper equipped  
Bureau: Yes  
Bedroom 1: 15,66 m<sup>2</sup>  
Bedroom 2: 10,50 m<sup>2</sup>  
Bedroom 3: 10,50 m<sup>2</sup>  
Bathroom type: All comfort  
Shower rooms: 2  
Toilets: 2  
Terrace: 25,00 m<sup>2</sup>  
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: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 09/04/2023  
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

Carport: Yes

Parkings outside: 5

Parkings inside: 1