

## FOR SALE - CHARMING HOUSE

Echelstraat 7, 2360 Oud-Turnhout

On request

Ref. 3021 AK



  
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**CENTURY 21**  
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CENTURY 21

  
CENTURY 21

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

Surf. Living: 174m<sup>2</sup>  
Surf. Plot: 1806m<sup>2</sup>  
Neighbourhood: countryside

PEB/EPB: 249kwh/m<sup>2</sup>/j

# DESCRIPTION

## Living in Peace and Space: Partially Renovated Country Home with Outbuilding and Stunning Views

Discover this partially renovated country home, set on a spacious plot with breathtaking views and a serene atmosphere. This home combines charm, modern comfort, and an impressive list of recent renovations, making it an ideal choice for those seeking a property with potential.

Upon entering, the hallway welcomes you into a cozy, rustic kitchen. Fully renovated in 2024 and equipped with high-quality appliances, this space exudes both authenticity and modernity. A large window offers beautiful views of the garden. The living room, featuring a warm pellet stove, seamlessly connects to the kitchen. Underfloor heating (2024) has been laid on the ground floor but is not yet connected. Behind the kitchen, you'll find a toilet and a versatile space.

The upper floor offers a spacious landing with access to three comfortable bedrooms, all with picturesque views. The tastefully renovated bathroom features a walk-in shower, toilet, and a stylish vanity unit.

The attic, insulated in 2025, offers opportunities for expansion with additional (bed)rooms. Installing a fixed staircase would allow for optimal use of this space.

Outside, the property is surrounded by a fully enclosed garden, ensuring privacy and safety. The 70 m² outbuilding provides extra functionality and versatility.

### EXTENSIVE RENOVATIONS AND SUSTAINABLE UPGRADES

This home is not only charming but also energy-efficient. Over the past years, significant investments have been made in sustainable and high-quality improvements:

Cavity wall, wall, and floor insulation, along with new windows on the upper floor, ensure an energy-efficient living environment.

Solar panels contribute to lower energy costs.

The sanitary facilities and front door (2024) have been replaced, along with plastering and the kitchen window. The outbuilding was upgraded in 2020 with a new roof, wall, and floor insulation.

With its unique location, thoughtful renovations, and potential for further expansion, this home offers the perfect blend of rustic charm and modern comfort. Ready to make this your new home? Visit and experience it for yourself!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 877,00

Liberal profession possible: Yes

## BUILDING

Habitable surface: 174,00 m²

Fronts: 4

Construction year: 1965

Renovation: 2022

State: Good state

Number of floors: 2

Front width: 10,50 m

## LOCATION

Environment: Countryside, quiet

## TERRAIN

Ground area: 1.806,00 m²

Width at the street: 27,00 m

Garden: Yes

Orientation terrace 1: West

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower

Shower rooms: 2

Toilets: 2

Type roof: Point roof  
Orientation rear: West  
Orientation facade: East

## COMFORT

Furnished: No  
Handicap friendly: Yes

## ENERGY

EPC score: 249  
EPC code: 20250109-0002770192-RES-3  
EPC class: C  
Double glazing: Yes  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Pellets  
Heating: Individual

Laundry: Yes  
Attic: Yes

## TECHNICS

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

## PLANNING

Destination: Agricultural zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
08/01/2025  
Intimation: No - no legal correction or  
administrative measure imposed  
Flooding area: Flood area  
G-score: 🏠 D  
P-score: 🏠 D  
Summons: No  
Servitude: No

## PARKING

Parkings outside: 4