

## FOR SALE - CHARMING HOUSE

€ 349.000

Oude Beersebaan 27, 2300 Turnhout

Ref. 2077 AK



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

Surf. Living: 117m<sup>2</sup>  
Surf. Plot: 415m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 170kwh/m<sup>2</sup>/j

## DESCRIPTION

### CHARMING HOME IN AN IDYLIC, GREEN LOCATION ON THE OUTSKIRTS OF TURNHOUT

Are you looking for a home with character, charm, and a peaceful, green setting? Then this largely renovated house on the outskirts of Turnhout will undoubtedly captivate you. Here, you can enjoy tranquil living surrounded by greenery, yet still be close to Nieuwe Kaai, shops, main roads, and all amenities.

### LIVING WITH CHARACTER AND WARMTH

Upon entering the home, you are welcomed by an authentic entrance hall featuring original tiled flooring and beautiful wooden doors. The living room, with its warm wooden floor and cozy soapstone stove, invites you to enjoy cozy evenings in a homely atmosphere.

The kitchen is a true eye-catcher, with a stylish finish and an impressive AGA stove — the pinnacle of stoves for connoisseurs. From the kitchen, a large sliding door leads to the spacious garden, perfect for lively garden parties and equipped with practical storage spaces at the back. If you have a green thumb, this is the perfect place to create your own green paradise!

### RECENTLY RENOVATED AND MOVE-IN READY

In 2022, the elegant dining room, kitchen, and fully renovated bathroom were added. Adjacent to the dining room, you will find a handy, also newly renovated utility room and a separate toilet.

Thanks to excellent energy optimization, this home boasts a beautiful EPC rating of B, resulting in low energy consumption and high living comfort.

### COMFORTABLE BEDROOMS AND EXPANSION POTENTIAL

Upstairs, there are two spacious bedrooms. The very large attic offers numerous possibilities for those wishing to create extra bedrooms or a hobby room. With a fixed staircase and further finishing, you can transform this space into a fully integrated part of the home.

### PRACTICAL AND SURPRISINGLY CONVENIENT

Along the side of the house is a private passageway that leads directly into the kitchen — convenient for bicycles, groceries, or garden supplies.

### YOUR OASIS OF PEACE JUST A STONE'S THROW FROM THE CITY

This home combines the best of both worlds: the tranquility of nature with the convenience of proximity to the city.

A house with character, comfort, and potential — perfect for those who appreciate charm and functionality.

???? Contact us today for a viewing and let yourself be surprised by the unique atmosphere of this home.

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## FINANCIAL

Price: € 349.000,00

VAT applied: No

Available: At the contract

Land registry income: € 731,00

## BUILDING

Habitable surface: 117,00 m²

Fronts: 2

Construction year: 1939

Renovation: 2022

State: Good state

Number of floors: 1

Front width: 5,40 m

## LOCATION

Environment: Quiet, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 415,00 m²

Garden: Yes

Orientation terrace 1: South

Orientation rear: South  
Orientation facade: North

## COMFORT

Furnished: No  
Handicap friendly: No  
Elevator: No

## ENERGY

EPC score: 170  
EPC code: 20250821-0003667697-RES-1  
EPC class: B  
Double glazing: Yes  
Windows: Wood or pvc  
Heating type: Gas  
Heating: Individual

## LAYOUT

Kitchen: Yes, hyper equipped  
Bathroom type: Luxury  
Shower rooms: 1  
Toilets: 2  
Terrace: 20,00 m²  
Laundry: Yes  
Attic: 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: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
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