

FOR SALE - EXCEPTIONAL HOUSE

Rood Kruisstraat 48, 2300 Turnhout

€ 449.000

Ref. 3032 AK



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

Surf. Living: 218m²
Surf. Plot: 360m²
Surf. terrace: 30m²
Neighbourhood: central

PEB/EPB: 200kwh/m²/j

DESCRIPTION

Recently renovated home with beautiful garden lounge

Looking for a spacious, move-in ready home with a quiet location AND a stylish garden lounge? This recently renovated home offers everything you need for comfortable living.

Upon entering you enter an inviting entrance hall leading to the very spacious living room. Then you find the modern kitchen, fully equipped with all necessary appliances and a convenient cooking island. Thanks to the large sliding window in the living room, you enjoy a direct connection to the backyard, allowing the inside and outside to merge seamlessly.

Also on the ground floor is a spacious toilet with connections for a washer and dryer, and the possibility of installing an additional shower. The garage, equipped with an automatic rolling door, offers not only parking but also direct access to the garden.

On the second floor you will find three spacious bedrooms and a bathroom with toilet, sink and a shower in bathtub.

The top floor offers an additional, fourth bedroom with plenty of storage space, ideal as a master bedroom, hobby room or office.

The absolute asset of this home is the beautifully landscaped garden with a covered lounge and storage room. This cozy space has its own outdoor kitchen, so you can enjoy cozy evenings with family and friends here in the summer.

In addition, the location is a big plus: quiet location in a pleasant neighborhood, near the Nieuwe Kaaï and with easy access to arterial roads.

Are you looking for a house ready to move in with luxury and comfort? Plan a viewing soon and be surprised!

FINANCIAL

Price: € 449.000,00

Available: At the contract

BUILDING

Habitable surface: 218,00 m²

Fronts: 3

Construction year: 1980

Renovation: 2015

State: Good state

Number of floors: 2

Main area: 135 m²

Front width: 6,90 m

Type roof: Saddle roof

Orientation rear: South-east

Orientation facade: North-west

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 360,00 m²

Width at the street: 10,00 m

Garden: Yes

Orientation terrace 1: South-east

LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower in bath

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Blinds: Yes

ENERGY

EPC score: 200

EPC code: 20250214-0003529343-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Shower rooms: 1

Toilets: 2

Terrace: 30,00 m²

Second 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: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
16/02/2025

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: 2

Parkings inside: 1