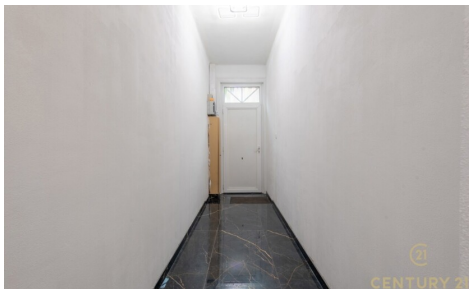


## FOR SALE - FAMILY HOUSE

Korte Vianenstraat 24, 2300 Turnhout

€ 335.000

Ref. 3051 AK



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

Surf. Living: 154m<sup>2</sup>  
Surf. Plot: 390m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 120kwh/m<sup>2</sup>/j

# DESCRIPTION

## Beautiful, Largely Renovated and Energy-Efficient Home in the Heart of Turnhout - A Unique Opportunity!

Welcome to this move-in-ready family home, ideally situated in the vibrant center of Turnhout. Upon entering, you are welcomed by a spacious entrance hall finished with an elegant ceramic tile floor that seamlessly continues throughout the rear rooms. The bright and airy living room offers ample space for a cozy lounge area as well as a dining corner, while the adjacent open-plan kitchen impresses with generous storage and comfort – perfect for any cooking enthusiast.

To the rear, a practical hallway leads to a modernized bathroom, a separate guest toilet, and a convenient ground-floor bedroom – ideal for those who prefer single-level living or need an extra office or hobby room.

On the first floor, you'll find two additional spacious, full-sized bedrooms – perfect for children, guests, or working from home.

Outside, you'll be pleasantly surprised by the low-maintenance, paved courtyard that opens up to a long, lush garden – a true rarity in the city center. And as the finishing touch: the garden provides direct access to a private, enclosed garage box, adding further convenience and value to this charming property.

### Highlights of this property:

Energy-efficient living with **numerous solar panels** and a **new, low-consumption boiler**  
Year-round comfort with **air conditioning** for both heating and cooling throughout the entire home  
**Largely renovated** using high-quality materials  
**Three bedrooms**, including one conveniently located on the ground floor  
**Private, enclosed garage box** accessible directly from the garden  
**Prime location**: peaceful living in the center of Turnhout

In short, this home combines modern comfort with an excellent location and an unexpectedly large plot. Don't miss out on this rare opportunity!

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## FINANCIAL

Price: € 335.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 537,00

## BUILDING

Habitable surface: 154,00 m²  
Fronts: 2  
Renovation: 2020  
State: Renovated  
Number of floors: 1  
Front width: 4,90 m  
Type roof: Point roof  
Orientation rear: West  
Orientation facade: North

## LOCATION

Environment: Central, city Center  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 390,00 m²  
Garden: Yes

## LAYOUT

Kitchen: Yes, US fully fitted  
Bathroom type: Shower in bath  
Shower rooms: 1  
Toilets: 1

## COMFORT

Furnished: No

Elevator: No

Air conditioning: Yes

## ENERGY

EPC score: 120

EPC code: 20250610-0003617280-RES-1

EPC class: B

Double glazing: Yes

Windows: Thermal aluminium

Electricity certificate: Yes, conform

Heating type: Hot air pump

Heating: Individual

Cellar: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
10/06/2025

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Potential flood area

G-score: 🏠 D

P-score: 💡 D

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings inside: Yes