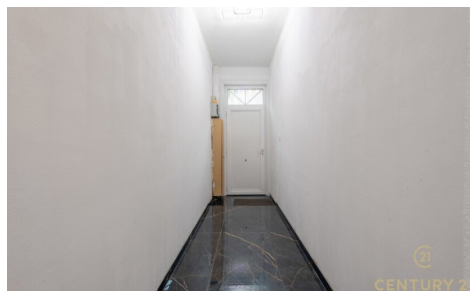


FOR SALE - FAMILY HOUSE

Korte Vianenstraat 24. B., 2300 Turnhout

€ 319.000

Ref. 6810104



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

Surf. Living: 154m²
Surf. Plot: 390m²
Neighbourhood: central

PEB/EPB: 120kwh/m²/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!

FINANCIAL

Price: € 319.000,00

VAT applied: No

Available: At the contract

Land registry income: € 537,00

BUILDING

Habitable surface: 154,00 m²

Fronts: 2

Construction year: 1850

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