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# **FOR SALE - FAMILY HOUSE**

€ 349.000

Ref. 7147734

Peter Benoitstraat 38, 2300 Turnhout









Number of bedrooms: 4 Number of bathrooms: 1 Availability: at the contract Surf. Living: 186m<sup>2</sup> Surf. Plot: 180m<sup>2</sup> Surf. terrace: 50m<sup>2</sup> Neighbourhood: central PEB/EPB: 251kwh/m²/j

## DESCRIPTION

Your new home in a quiet, low-traffic street

#### Peace and accessibility

Imagine a home where space, light and cosiness go hand in hand. Located in a quiet, low-traffic street, this property combines the best of both worlds: peace and privacy, yet a central location close to schools, shops and major roads.

### Living and lifestyle

Upon entering, you are welcomed by the spacious, light-filled living areas. The atmosphere immediately invites you to gather with family and friends. The cosy kitchen, fully equipped with modern appliances and a charming breakfast nook, forms the heart of the home. It is the place where the day begins with a smile and ends with unforgettable meals and conversations.

### **Upstairs**

On the first floor, you will find two spacious bedrooms and a stylish bathroom with a bath, shower, washbasin and toilet. The top floor offers two playfully arranged rooms, which are ideal for teenagers, a home office or creative hobbies.

#### A place to come home to

This property is not just a place to live; it is a place to come home to, enjoy and make memories. With its thoughtful layout, generous spaces and sunny garden, this property offers everything you and your family need to live comfortably, relaxed and happily.

#### Practical comfort

Next to the kitchen is a handy storage room, and there is also an indoor storage space in the garden. This ensures that everything is neatly stored away. The largely paved back garden is an extension of your home: ideal for summer barbecue evenings, winter cosiness or simply to enjoy a quiet moment in the open air.

## **FINANCIAL**

Price: € 349.000,00 VAT applied: No

Available: At the contract Land registry income: € 701,00

## BUILDING

Habitable surface: 186.00 m<sup>2</sup>

Fronts: 2

Construction year: 1937

Renovation: 2014 State: Good state Number of floors: 2 Front width: 5,50 m

Type roof: Teatchers roof Orientation rear: South-east Orientation facade: North-west

## LOCATION

Environment: Central School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes Sport center nearby: Yes

## **TERRAIN**

Ground area: 180,00 m<sup>2</sup> Width at the street: 5,50 m Garden: Yes (60,00 m<sup>2</sup>)

Orientation terrace 1: South-east

## LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes Veranda: Yes

## **COMFORT**

Furnished: No

Handicap friendly: No

Elevator: No

Air conditioning: Yes

## **ENERGY**

EPC score: 251

EPC code: 20250925-0003692825-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas Heating: Individual Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

Terrace: 50,00 m² Laundry: Yes 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: Yes Parcelling permission: No Right of pre-emption: No

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

25/09/2025

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

## **PARKING**

Parkings outside: 1 Parkings inside: No