

## FOR SALE - HOUSE

Kloosterbaan 168, 2370 Arendonk

On request

Ref. 7667135



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

Surf. Living: 150m<sup>2</sup>  
Surf. Plot: 336m<sup>2</sup>  
Surf. terrace: 30m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 298kwh/m<sup>2</sup>/j

# DESCRIPTION

This well-maintained semi-detached house is quietly located and benefits from excellent accessibility. The centre of Arendonk, (Oud-)Turnhout, the Netherlands, as well as shops, schools and public transport are all within a short distance. The E34 motorway is easily accessible and the nearby sports park is within walking distance — an ideal combination of peace and comfort.

## Description

Upon arrival, you are welcomed by exceptional parking facilities with **three private parking spaces**. The garden is a real added value and features both a small and a large garden shed, a sunny lawn of approximately **50 m<sup>2</sup>**, and a wooden terrace, perfect for cosy outdoor dining or relaxing moments in complete privacy.

The smaller garden shed is ideal for storing smaller items, while the larger shed offers a spacious workbench, lighting and plenty of storage space.

Through the side entrance, you enter the home into the open-plan kitchen with a cooking island, finished with high-quality materials and equipped with numerous storage cabinets.

Adjacent is a practical storage room, ideal as a cloakroom or for additional storage space for a refrigerator or freezer.

## Ground floor

The ground floor comprises a tiled bathroom with a walk-in shower, vanity unit, storage cabinets, toilet, and space for a washing machine and dryer.

The open kitchen flows harmoniously into the cosy living area, offering ample space for a generous dining area and a comfortable sitting area. The front façade windows are fitted with **electrically operated shutters**, contributing to extra comfort and privacy.

## First floor

On the first floor there are **two full-sized bedrooms**, both equipped with shutters and pleasant natural light.

## Second floor

The spacious attic floor is fully finished and can perfectly serve as a **third bedroom, playroom or multipurpose space**. Thanks to the built-in cupboards along both sides, the available space is used optimally. Access to the roof is provided via a pull-down ladder.

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract

## BUILDING

Habitable surface: 150,00 m<sup>2</sup>  
Fronts: 3  
Construction year: 1932  
State: Good state

## LOCATION

Environment: Central  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 336,00 m<sup>2</sup>  
Garden: Yes (150,00 m<sup>2</sup>)

Number of floors: 2  
Front width: 6,10 m  
Type roof: Saddle roof  
Orientation rear: South-east  
Orientation facade: North-west

## COMFORT

Furnished: No  
Handicap friendly: No  
Elevator: No  
Blinds: Yes  
Pool: No

## ENERGY

EPC score: 298  
EPC code: 20260324-0003776396-RES-1  
EPC class: C  
Double glazing: Yes, thermic isol.  
Windows: Vinyl  
Electricity certificate: Yes, conform  
Heating type: Gas  
Heating: Individual

Orientation terrace 1: South-east

## LAYOUT

Kitchen: Yes, US hyper equipped  
Bathroom type: Shower  
Shower rooms: 1  
Toilets: 1  
Terrace: 30,00 m<sup>2</sup>  
Attic: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Building permission: Yes  
Destination: Living zone  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: Yes  
Water-sensitive open space area: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date: 25/02/2026  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## PARKING

Parkings outside: 3