

FOR SALE - HOUSE

Kuiltjesstraat 117, 2360 Oud-Turnhout

On request

Ref. 4002 AK



Number of bedrooms: 3
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 212m²
Surf. Plot: 945m²
Surf. terrace: 80m²
Neighbourhood: central

PEB/EPB: 174kwh/m²/j

DESCRIPTION

Beautifully Maintained Detached Home with Swimming Pool, Poolhouse, and Stunning Garden

This excellently maintained detached home is located in a quiet, residential, and exceptionally family-friendly neighborhood. It offers privacy, comfort, and a pleasant living environment, with the **Dutch border just approximately 25 minutes away**, making it an ideal location for those seeking peaceful living with convenient international accessibility.

Upon entering the property, you are welcomed into a well-kept, tiled entrance hall with a guest toilet. From here, you have access to the spacious and light-filled living area, thoughtfully divided into a cozy sitting area and an inviting dining space. The room features high-quality laminate flooring and a modern pellet stove, creating a warm and stylish ambiance.

Adjacent to the living area is the large eat-in kitchen. This kitchen offers ample storage and is fully equipped with high-end appliances, including a large induction cooktop, professional oven, extractor hood, and refrigerator. From the kitchen, you can access the pleasant extension, designed as an additional sitting area with beautiful views of the garden, as well as the practical utility/laundry room, which also includes a modern walk-in shower.

From the elegant marble staircase in the entrance hall, you reach the first-floor landing, providing access to three well-proportioned bedrooms and a fully tiled bathroom, equipped with a bathtub, toilet, and stylish vanity with sink. The attic is accessible via a ceiling hatch and offers additional storage space.

Outside, the property offers a true oasis of tranquility. The beautifully landscaped garden features a covered terrace, a spacious outbuilding/poolhouse prepared for a private toilet and shower, and a recently fully renovated swimming pool — ideal for relaxing and enjoying complete privacy.

A move-in ready home that perfectly combines comfort, quality, and lifestyle enjoyment.

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.588,00

BUILDING

Habitable surface: 212,00 m²

Fronts: 4

Construction year: 1994

State: Good state

Number of floors: 1

Main area: 138 m²

Front width: 10,00 m

Type roof: Saddle roof

Orientation facade: West

COMFORT

Furnished: No

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 945,00 m²

Width at the street: 19,00 m

Garden: Yes

LAYOUT

Kitchen: Yes, US hyper equipped

Veranda: Yes

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 3

Terrace: 80,00 m²

Handicap friendly: No
Elevator: No
Pool: Yes

ENERGY

EPC score: 174
EPC code: 20220622-0002627699-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Thermal aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

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:
07/02/2025
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

Garage: 1
Carport: Yes
Parkings outside: 3
Parkings inside: 1