

## FOR SALE - HOUSE

Jef van Heupenstraat 39, 2300 Turnhout

€ 339.000

Ref. 3044AK



Number of bedrooms: 4  
Number of bathrooms: 2  
Garages: 1  
Availability: at the contract

Surf. Living: 209m<sup>2</sup>  
Surf. Plot: 189m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 195kwh/m<sup>2</sup>/j

# DESCRIPTION

## Spacious, Energy-Efficient Family Home with Studio and City Garden

Located in a central area on the outskirts of Turnhout, this solidly built and exceptionally spacious family home offers numerous advantages. With its integrated garage, separate studio, and green city garden, this property presents a rare combination of space, comfort, and versatility.

The entrance hall, featuring a guest toilet, connects directly to the integrated garage. The ground floor also includes two generously sized bedrooms, as well as an additional room currently used as a third bedroom. A practical bathroom completes this level. At the rear, you'll enjoy a pleasant, green city garden—an unexpected oasis in this urban location.

A stylish natural stone staircase leads you to the main living floor. Here, you'll find a spacious and light-filled living room with a solid oak floor and a cozy fireplace as the centerpiece. Adjacent is a high-quality veranda, currently used as a bedroom, which could just as easily serve as a home office, playroom, or hobby space. The kitchen also opens onto the veranda, providing a seamless indoor-outdoor connection.

The highlight of the home is the fully equipped studio on the top floor. Accessed by a fixed staircase, the studio features a neat kitchen, separate bedroom, and private bathroom. Perfect for live-in parents, a teenager seeking independence, or even a home office or practice space.

With a favorable EPC rating, fully approved electrical inspection, and an asbestos-safe certificate, this property is also technically up to standard. A unique opportunity for those seeking a multifunctional home in a prime Turnhout location!

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## FINANCIAL

Price: € 339.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 927,00

## BUILDING

Habitable surface: 209,00 m²  
Fronts: 2  
Construction year: 1975  
State: Good state  
Number of floors: 2  
Main area: 95 m²  
Front width: 7,00 m

## COMFORT

Furnished: No  
Handicap friendly: No  
Elevator: No

## ENERGY

EPC score: 195

## LOCATION

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

## TERRAIN

Ground area: 189,00 m²  
Width at the street: 7,00 m  
Garden: Yes (95,00 m²)  
Orientation terrace 1: South

## LAYOUT

Living room: 43,00 m²  
Kitchen: 13,00 m², US fully fitted  
Veranda: Yes  
Bedroom 1: 12,00 m²  
Bedroom 2: 12,00 m²  
Bedroom 3: 14,50 m²  
Bedroom 4: 13,50 m²  
Bathroom type: Shower and bath tub

EPC code: 20240704-0003302279-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Thermal aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Shower rooms: 2

Toilets: 2

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: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

04/07/2024

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: C

P-score:  D

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings outside: 1

Parkings inside: 1