

FOR SALE - CHARMING HOUSE

Pausenstraat 19, 2360 Oud-Turnhout

On request

Ref. 3015 AK



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

Surf. Living: 113m²
Surf. Plot: 580m²
Surf. terrace: 50m²
Neighbourhood: central

PEB/EPB: 194kwh/m²/j

DESCRIPTION

Quiet and centrally located detached house with spacious garden, garage and outbuilding in the heart of Oud-Turnhout.

This charming detached house, located in a quiet yet central area, offers everything you need for comfortable living. With a spacious garden, a driveway and a gate, this house combines privacy and functionality.

The house has an open-plan living and dining room, where the large windows create a bright and cosy atmosphere. Adjacent, you will find the fully installed open-plan kitchen. This kitchen is equipped with a kitchen island with sink, a gas hob, double oven and plenty of storage space, ideal for any cooking enthusiast. The storage room has a toilet with hand-washer provided.

On the first floor there are three bedrooms, all fitted with bespoke wardrobes that make the best use of the space. The modern bathroom offers pure luxury with a beautiful walk-in shower, a large bathtub and a double sink.

The outdoor space adds to the appeal of this property. The large garden is an ideal place to relax or enjoy with family and friends. The outbuilding offers extra storage space or can be used for hobbies. There is also a covered terrace where you can relax in all weathers.

Would you like to live in a place that combines tranquillity, space and central location? Do not hesitate and schedule a viewing today!

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 867,00

BUILDING

Habitable surface: 113,00 m²

Fronts: 4

Construction year: 1949

Renovation: 2010

State: Good state

Number of floors: 1

Front width: 8,00 m

Orientation rear: North-west

Orientation facade: South-east

COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Blinds: Yes

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 580,00 m²

Width at the street: 14,00 m

Garden: Yes (200,00 m²)

Orientation terrace 1: North-west

LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 1

Terrace: 50,00 m²

Laundry: Yes

Attic: Yes

ENERGY

EPC score: 194

EPC code: 20241213-0003473623-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

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:
11/12/2024

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

Parkings outside: 2

Parkings inside: 1