

FOR SALE - FAMILY HOUSE

Patriottenstraat 59., 2300 Turnhout

€ 299.000

Ref. 6026960.,



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

Surf. Living: 134m²
Surf. Plot: 210m²
Surf. terrace: 20m²
Neighbourhood: central

PEB/EPB: 328kwh/m²/j

DESCRIPTION

In the heart of the city, just 25 minutes from both Antwerp and Eindhoven (NL), where life is bustling and all amenities are within easy reach, stands this beautiful town house that offers you everything you could wish for. As soon as you enter the house, you are welcomed by a feeling of space and comfort. The large living area ensures that you and your family have all the space you need to live, relax and enjoy.

The house has a practical kitchen equipped with all modern conveniences. Here you can cook to your heart's content and enjoy cosy meals with family and friends. From the kitchen you have a view of the green garden, where a lawn awaits sunny days and children playing.

At the back of the garden you will find a handy and practical garden shed. This not only offers extra storage space, but can also serve perfectly as a hobby room or workshop. The covered terrace is a real asset of this property. Here you can enjoy the outdoors all year round, whether it rains or the sun shines. The terrace is the ideal place for barbecues, garden parties or just to quietly read a book.

The house has three spacious bedrooms, each with windows that provide plenty of natural light. Moreover, there is a fourth bedroom in the attic in the making. Accessible by a fixed staircase, this space offers countless possibilities to be finished to your own taste and needs. Whether you need an extra bedroom, a home office or a playroom for the kids, this attic offers you the chance to make your dreams come true.

The property's location is ideal. Right in the city centre, you live within walking distance of shops, restaurants, schools and public transport. Despite its central location, the property offers an oasis of peace and privacy, thanks to its smart layout and the peaceful nature of the garden.

This spacious town house is not only a comfortable and practical place to live, but also a home you will enjoy for years to come. Have you become curious and want to see this property with your own eyes? Then contact us for more information or to schedule a viewing. This is a unique opportunity to get your dream home in the heart of the city. (*Possibility to take over rental contract of overlying garage box)

FINANCIAL

Price: € 299.000,00

VAT applied: No

Available: At the contract

Land registry income: € 674,00

BUILDING

Habitable surface: 134,00 m²

Fronts: 2

Construction year: 1899

Renovation: 2010

Number of floors: 2

COMFORT

Furnished: No

Handicap friendly: No

Blinds: Yes

LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 210,00 m²

Garden: Yes

LAYOUT

Kitchen: Yes, US fully fitted

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Terrace: 20,00 m²

ENERGY

EPC score: 328

EPC code: 20240622-0003290562-RES-1

EPC class: D

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Not disclosed

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: No legal correction or administrative measure imposed

Flooding area: Potential flood area

G-score: B

P-score: B

PARKING

Parkings outside: No

Parkings inside: No