

## FOR SALE - VILLA

Parklaan 67, B/, 2300 Turnhout

On request

Ref. 2089AK



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Number of bedrooms: 5  
Number of bathrooms: 2  
Garages: 2  
Availability: at the contract

Surf. Living: 334m<sup>2</sup>  
Surf. Plot: 1408m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 164kwh/m<sup>2</sup>/j

## DESCRIPTION

\* Detached, energetically renovated villa in Turnhout\*\*

This detached villa has recently been renovated energetically at a high level and offers you the perfect mix of comfort, space and an excellent location. Located within walking distance from the center of Turnhout, just 2 minutes from a large supermarket and the beautiful city park, and with easy access to the highway, this property is ideal for families who want to live centrally.

**\*\*Indeling\*\***

Upon entering you enter a spacious entrance hall with fitted wardrobes, a guest toilet and a practical office space. The bright, spacious living room overlooks both the front and rear gardens and benefits from an abundance of natural light. The kitchen is well equipped and gives access to a convenient storage cellar.

On the ground floor you will find five spacious bedrooms provided with quality custom cabinets, a bathroom as well as a separate shower room, making this property ideal for a large family. The property also features a large double indoor garage, perfect for car storage and additional storage.

**\*\*Extra features\*\***

A special asset of this home is the attic floor, accessible via a fixed staircase from the entrance hall. This space, under the completely renovated and insulated roof, offers numerous possibilities: ideal for creating additional bedrooms, hobby rooms or a home office.

The home is also life-proof thanks to the large ground floor living area.

++Plus points++

- + Recently renovated with energy
- + Central location near the center of Turnhout
- + 5 bedrooms, bathroom and separate shower room
- + Large indoor double garage
- + Spacious, bright living room overlooking front and back garden
- + Fixed stairs to a fully finished attic floor.
- + Life-proof home with plenty of room to expand.
- + Conforming electricity
- + Completely renewed and energy efficient heating system that can also ventilate and cool and purify the air. All this individually adjustable per room. Using the latest heat pump system, as well as complete renovation of the roof and insulation.

In short, this detached villa offers you not only energy-efficient comfort, but also plenty of space and possibilities to realize your own dream home. Ready to put your own stamp on it? Schedule your visit today!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 2.350,00

## LOCATION

Environment: Central, Suburb

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## BUILDING

Habitable surface: 334,00 m<sup>2</sup>

Fronts: 4

Construction year: 1976

Renovation: 2021

Type roof: Point roof

Orientation rear: North-west

## COMFORT

Furnished: No

Alarm: Yes

Air conditioning: Yes

## ENERGY

EPC score: 164

EPC code: 20240329-0002158696--RES-2

EPC class: B

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Hot air pump

Heating: Individual

## TERRAIN

Ground area: 1.408,00 m<sup>2</sup>

Width at the street: 35,00 m

Garden: Yes

## LAYOUT

Living room: 65,00 m<sup>2</sup>

Kitchen: Yes, US semi fitted

Bureau: 9,50 m<sup>2</sup>

Bedroom 1: 15,00 m<sup>2</sup>

Bedroom 2: 12,00 m<sup>2</sup>

Bedroom 3: 11,00 m<sup>2</sup>

Bedroom 4: 11,00 m<sup>2</sup>

Bedroom 5: 9,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Cellar: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

08/10/2024

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: C

Summons: No

Servitude: No

## PARKING

Garage: 2

Parkings outside: 4

Parkings inside: 2