Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

FOR SALE - EXCEPTIONAL HOUSE

On request

Steenweg op Ravels 16., 2360 Oud-

Ref. 7570338.



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

Surf. Living: 301m²
Surf. Plot: 362m²
Surf. terrace: 35m²
Neighbourhood: Suburb

PEB/EPB: 184kwh/m²/j

DESCRIPTION

Discover this exceptionally spacious and perfectly maintained home, offering a wide range of possibilities — ideal for a family, a liberal profession, or working from home!

Upon entering the property, you are welcomed into a generous entrance hall with an integrated office space and cloakroom — perfect for those looking to combine living and working. From here, you have access to the spacious garage with an automatic door. At the rear, there is a large and practical laundry room, an elegant bathroom, and a versatile room suitable for various purposes (practice room, hobby room, additional bedroom, etc.). This level also provides direct access to the beautifully landscaped garden and terrace.

On the first floor, you can enjoy a bright and spacious living area with an open-plan kitchen and a cozy fireplace. This flows seamlessly into the veranda, equipped with a sun screen, and the adjoining covered terrace. The terrace features a stylish louvered roof that can be opened or closed as desired — ideal for year-round enjoyment. This floor also includes a separate toilet and a luxurious, spacious bathroom with a massage shower, double washbasin, and a generous bathtub.

The sleeping area comprises two full-sized, spacious bedrooms and a children's room, all accessible via the night hall. Additionally, there is a practical built-in wardrobe and a large toilet with bidet, which can easily be converted into an additional shower room.

This move-in ready home combines space, comfort, and flexibility in an excellent location with easy accessibility and ample parking. A unique opportunity for those seeking a versatile property full of character!

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 1.127,00
Liberal profession possible: Yes

BUILDING

Habitable surface: 301,00 m²
Fronts: 2
Construction year: 1994
State: Good state
Main area: 7 m²
Front width: 8,20 m
Type roof: Saddle roof

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No

ENERGY

EPC score: 184
EPC code: 20241228-0003406057-RES-1

LOCATION

Environment: Suburb, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 362,00 m²
Width at the street: 12,00 m
Garden: Yes (130,00 m²)

LAYOUT

Kitchen: Yes
Bureau: Yes
Veranda: Yes
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 2
Second terrace: 35,00 m²
Laundry: Yes
Attic: Yes

TECHNICS

EPC class: B
Double glazing: Yes
Windows: Thermal aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 28/03/2025
Asbestos inventary certificate information: Asbestveilig
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No

PARKING

Garage: Yes
Parkings outside: 3
Parkings inside: 3