

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

FOR SALE - GROUND-LEVEL HOUSE

€ 479.000

Ref. 3048 AK

Nieuwe Stationsstraat 79, 2381 Weelde









Number of bedrooms: 3 Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 164m² Surf. Plot: 679m²

Surf. terrace: 38m²

Neighbourhood: Free sight

PEB/EPB: 48kwh/m²/j

DESCRIPTION

Future-Proof, Energy-Efficient Home with Stunning Field Views

This move-in-ready, single-level home combines comfort, sustainability, and modern living pleasure. Located in a quiet and green setting, this property offers everything you need for carefree and future-oriented living.

Upon entry, you are welcomed into a spacious entrance hall. The bright and airy living room flows seamlessly into a fully equipped kitchen—perfect for those who enjoy cooking. There are three full-size bedrooms and a beautifully finished bathroom featuring a modern walk-in shower and a separate toilet.

Adjoining the house is a spacious garage with practical laundry facilities. At the rear, a sunny terrace offers a unique, unobstructed view over open fields—a rare feature that guarantees peace and privacy. The icing on the cake: the interior design can be taken over from A to Z.

Highlights of this home:

Excellent location: Just 5 minutes from the Dutch border and 10 minutes from the center of Turnhout. Easily accessible yet surrounded by greenery.

Smart boiler with Wi-Fi control: Adjustable via the Smart Life app for maximum convenience and energy savings.

Hot and cold water control per tap: Efficient and sustainable water use.

20 high-efficiency solar panels: Generating approximately 8,600 kWh per year, powered by a 10 kW three-phase inverter—saving around €1,460 annually.

Tailored electric heating: Each room features 2000W glass-panel heaters with digital thermostats, individually adjustable.

Panasonic heating and cooling units: Whisper-quiet (max. 30 dB) yet powerful, ensuring a comfortable indoor climate all year round.

Groundwater pump: Delivers enough pressure for three taps operating simultaneously—ideal for garden irrigation and household use.

Extensive power outlets: Power sockets every two meters in all rooms offer optimal convenience and flexibility.

Well-maintained, flat garden: Planted with various fruit trees and blooming plants—low-maintenance and full of character.

Prepared for wind energy: A separate circuit in the fuse box and pre-installed cabling are ready for a future wind turbine.

Outdoor lighting with motion sensors: For added security and convenience around the home.

FINANCIAL

Price: € 479.000,00 VAT applied: No

Available: At the contract

Land registry income: € 728,00

BUILDING

Habitable surface: 164,00 m²

Fronts: 4

Construction year: 1970

Renovation: 2023 State: Very good state

LOCATION

Environment: Free sight, woods

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes

TERRAIN

Ground area: 679,00 m² Width at the street: 16.00 m

Garden: Yes

Number of floors: 1 Main area: 168 m² Front width: 11,50 m

Orientation rear: North-east Orientation facade: South-west

COMFORT

Furnished: No

Handicap friendly: Yes

Elevator: No

Air conditioning: Yes

ENERGY

EPC score: 48

EPC code: 20241120-0003451319-RES-1

EPC class: A

Double glazing: Yes, thermic isol.

Windows: Vinyl

Electricity certificate: Yes, conform Electricity certificate date: 28/04/2023

Heating type: Electrical

Heating: Individual

LAYOUT

Kitchen: Yes, US fully fitted Bathroom type: Shower

Toilets: 2

Terrace: 38,00 m² Laundry: Yes

TECHNICS

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

PLANNING

Destination: Mixed living area Building permission: Yes Parcelling permission: Yes Right of pre-emption: Yes

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

21/05/2025

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: Yes Parkings inside: 1