

FOR SALE - GROUND-LEVEL HOUSE

€ 479.000

Nieuwe Stationsstraat 79, 2381 Weelde

Ref. 3048 AK



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

Surf. Living: 164m²
Surf. Plot: 679m²
Surf. terrace: 25m²
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.

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.

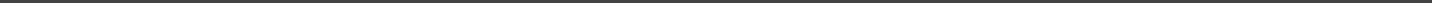
Groundwater pump: Delivers enough pressure for three taps operating simultaneously—ideal for garden irrigation and household use.

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

LOCATION

Environment: Free sight, woods
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes

BUILDING

Habitable surface: 164,00 m²
Fronts: 4
Construction year: 1970
Renovation: 2023
State: Very good state
Number of floors: 1

TERRAIN

Ground area: 679,00 m²
Width at the street: 16,00 m
Garden: Yes

LAYOUT

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

Kitchen: Yes, US fully fitted
Bathroom type: Bath
Toilets: 2
Terrace: 25,00 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 inventory certificate: Yes
Asbestos inventory 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