

FOR SALE - HOUSE

Kloosterbaan 168, 2370 Arendonk

€ 349.000

Ref. 7667135



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

Surf. Living: 150m²
Surf. Plot: 336m²
Surf. terrace: 30m²
Neighbourhood: central

PEB/EPB: 298kwh/m²/j

DESCRIPTION

This well-maintained semi-detached house is quietly located and benefits from excellent accessibility. The centre of Arendonk, (Oud-)Turnhout, the Netherlands, as well as shops, schools and public transport are all within a short distance. The E34 motorway is easily accessible and the nearby sports park is within walking distance — an ideal combination of peace and comfort.

Description

Upon arrival, you are welcomed by exceptional parking facilities with **three private parking spaces**. The garden is a real added value and features both a small and a large garden shed, a sunny lawn of approximately **50 m²**, and a wooden terrace, perfect for cosy outdoor dining or relaxing moments in complete privacy.

The smaller garden shed is ideal for storing smaller items, while the larger shed offers a spacious workbench, lighting and plenty of storage space.

Through the side entrance, you enter the home into the open-plan kitchen with a cooking island, finished with high-quality materials and equipped with numerous storage cabinets.

Adjacent is a practical storage room, ideal as a cloakroom or for additional storage space for a refrigerator or freezer.

Ground floor

The ground floor comprises a tiled bathroom with a walk-in shower, vanity unit, storage cabinets, toilet, and space for a washing machine and dryer.

The open kitchen flows harmoniously into the cosy living area, offering ample space for a generous dining area and a comfortable sitting area. The front façade windows are fitted with **electrically operated shutters**, contributing to extra comfort and privacy.

First floor

On the first floor there are **two full-sized bedrooms**, both equipped with shutters and pleasant natural light.

Second floor

The spacious attic floor is fully finished and can perfectly serve as a **third bedroom, playroom or multipurpose space**. Thanks to the built-in cupboards along both sides, the available space is used optimally. Access to the roof is provided via a pull-down ladder.

FINANCIAL

Price: € 349.000,00

VAT applied: No

Available: At the contract

BUILDING

Habitable surface: 150,00 m²

Fronts: 3

Construction year: 1932

State: Good state

LOCATION

Environment: Central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 336,00 m²

Garden: Yes (150,00 m²)

Number of floors: 2
Front width: 6,10 m
Type roof: Saddle roof
Orientation rear: South-east
Orientation facade: North-west

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No
Blinds: Yes
Pool: No

ENERGY

EPC score: 298
EPC code: 20260324-0003776396-RES-1
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

Orientation terrace 1: South-east

LAYOUT

Kitchen: Yes, US hyper equipped
Bathroom type: Shower
Shower rooms: 1
Toilets: 1
Terrace: 30,00 m²
Attic: Yes

TECHNICS

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
Water-sensitive open space area: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 25/02/2026
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No

PARKING

Parkings outside: 3