



**CENTURY 21**  
Echo Vastgoed

Dorp 29, 2360 Oud-Turnhout

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## FOR SALE - HOUSE

Kuiltjesstraat 117, 2360 Oud-Turnhout

**On request**

**Ref. 4002 AK**



Number of bedrooms: 3

Surf. Living: 212m<sup>2</sup>

PEB/EPB: 174kwh/m<sup>2</sup>/j

Number of bathrooms: 2

Surf. Plot: 945m<sup>2</sup>

Garages: 1

Surf. terrace: 80m<sup>2</sup>

Availability: at the contract

Neighbourhood: central

## DESCRIPTION

### Beautifully Maintained Detached Home with Swimming Pool, Poolhouse, and Stunning Garden

This excellently maintained detached home is located in a quiet, residential, and exceptionally family-friendly neighborhood. It offers privacy, comfort, and a pleasant living environment, with the **Dutch border just approximately 25 minutes away**, making it an ideal location for those seeking peaceful living with convenient international accessibility.

Upon entering the property, you are welcomed into a well-kept, tiled entrance hall with a guest toilet. From here, you have access to the spacious and light-filled living area, thoughtfully divided into a cozy sitting area and an inviting dining space. The room features high-quality laminate flooring and a modern pellet stove, creating a warm and stylish ambiance.

Adjacent to the living area is the large eat-in kitchen. This kitchen offers ample storage and is fully equipped with high-end appliances, including a large induction cooktop, professional oven, extractor hood, and refrigerator. From the kitchen, you can access the pleasant extension, designed as an additional sitting area with beautiful views of the garden, as well as the practical utility/laundry room, which also includes a modern walk-in shower.

From the elegant marble staircase in the entrance hall, you reach the first-floor landing, providing access to three well-proportioned bedrooms and a fully tiled bathroom, equipped with a bathtub, toilet, and stylish vanity with sink. The attic is accessible via a ceiling hatch and offers additional storage space.

Outside, the property offers a true oasis of tranquility. The beautifully landscaped garden features a covered terrace, a spacious outbuilding/poolhouse prepared for a private toilet and shower, and a recently fully renovated swimming pool — ideal for relaxing and enjoying complete privacy.

A move-in ready home that perfectly combines comfort, quality, and lifestyle enjoyment.

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.588,00

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## BUILDING

Habitable surface: 212,00 m<sup>2</sup>

Fronts: 4

Construction year: 1994

State: Good state

Number of floors: 1

Main area: 138 m<sup>2</sup>

Front width: 10,00 m

Type roof: Saddle roof

Orientation facade: West

## TERRAIN

Ground area: 945,00 m<sup>2</sup>

Width at the street: 19,00 m

Garden: Yes

## COMFORT

Furnished: No

## LAYOUT

Kitchen: Yes, US hyper equipped

Veranda: Yes

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 3

Terrace: 80,00 m<sup>2</sup>

Handicap friendly: No

Elevator: No

Pool: Yes

Laundry: Yes

Attic: Yes

## ENERGY

EPC score: 174

EPC code: 20220622-0002627699-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Thermal aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

07/02/2025

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

Carport: Yes

Parkings outside: 3

Parkings inside: 1