

FOR SALE - HOUSE

Steenweg op Ravels 101, 2360 Oud-Turnhout

On request

Ref. 4029 AK



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 189m²
Surf. Plot: 561m²
Surf. terrace: 40m²
Neighbourhood: central

PEB/EPB: 247kwh/m²/j

DESCRIPTION

Centrally located semi-detached home in excellent condition , carefully renovated and updated over the years. This spacious property combines comfort, functionality, and enjoyable outdoor living. There is parking in front of the house, while the **automatic carport with space for two vehicles** provides direct access to the rear garden.

You enter the home through an entrance hall with ample space for coats and shoes. The generous living room offers a pleasant living area and flows seamlessly into the cozy kitchen, which is fully equipped and features a dining area and a bright skylight. At the rear of the kitchen, you'll find a snug TV corner overlooking the terrace and swimming pool. The ground floor also includes a bathroom with walk-in shower, washbasin, and toilet.

On the first floor, there are two spacious bedrooms and a well-maintained bathroom with bathtub, washbasin, and toilet. The second floor offers two additional bedrooms and a practical storage room.

The garden is a true highlight: beautifully landscaped with terraces at both ends, a recently installed **heated swimming pool with automatic cover**, and a generous outbuilding that is perfectly suited as a workshop, mancave, or hobby space. Additionally, a pleached lime tree will be planted by the neighbour, enhancing privacy and creating a green, tranquil setting.

Technically, the property is fully up to date: roof renewed in 2017 with 14 cm insulation, condensing boiler (2018), solar panels (2018), air conditioning (2023), heated swimming pool (2023), and a recently updated ground floor bathroom (2025).

In short, a move-in ready and exceptionally complete home in a central location, offering everything you need for comfortable living.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 770,00
Liberal profession possible: Yes

BUILDING

Habitable surface: 189,00 m²
Fronts: 3
Construction year: 1933
Renovation: 2015
State: Good state
Number of floors: 2
Main area: 196 m²
Front width: 6,00 m
Orientation rear: East
Orientation facade: West

COMFORT

Furnished: No
Handicap friendly: No

LOCATION

Environment: Central, Suburb
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: No
Sport center nearby: Yes
Beach nearby: No

TERRAIN

Ground area: 561,00 m²
Width at the street: 9,20 m
Garden: Yes (250,00 m²)
Orientation terrace 1: West

LAYOUT

Kitchen: Yes, US fully fitted
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 2
Terrace: 40,00 m²
Second terrace: 20,00 m²

Alarm: Yes
Videophone: Yes
Elevator: No
Air conditioning: Yes
Pool: Yes

ENERGY

EPC score: 247
EPC code: 3807412
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Wood or pvc
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

Laundry: Yes
Cellar: 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: No
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 07/03/2026
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1
Carport: Yes
Parkings outside: 2
Parkings inside: 2