

## FOR SALE - VILLA

Schorvoortstraat 98, 2300 Turnhout

On request

Ref. 3059 AK





**CENTURY 21**  
Echo Vastgoed

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CENTURY 21



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

Surf. Living: 287m<sup>2</sup>  
Surf. Plot: 995m<sup>2</sup>  
Surf. terrace: 40m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 183kwh/m<sup>2</sup>/j

## DESCRIPTION

**DETACHED, MOVE-IN READY VILLA ON APPROX. 1,000 M<sup>2</sup> - PEACEFUL YET CENTRAL LOCATION IN TURNHOUT**

**Looking for space, tranquility, and comfort in a meticulously maintained home? This rare, exceptionally well-kept villa on nearly 1,000 m<sup>2</sup> of land combines the best of both worlds: a quiet setting with central accessibility - ideal for families or anyone who values generous, stylish living.**

You're welcomed into a spacious entrance hall with a guest toilet and double French doors leading into a bright living room that offers views of - and access to - the covered terrace. The recently renovated kitchen is fully equipped and includes a cozy breakfast nook. Adjacent is a large and practical laundry room with built-in storage.

The garage accommodates 2 to 3 vehicles, with additional space for storage.

A solid wood staircase leads to the upper floor, which features three spacious bedrooms, including one with a separate dressing room (currently used as a hobby space). The bathroom is generously sized and fully equipped with modern comforts.

### **OUTDOOR LIVING AT ITS BEST:**

Large terrace and low-maintenance garden

Swimming pool with lockable cover - safe and ideal for families with children

Garden shed with ample storage and a dedicated room for pool equipment

Fully fenced plot ensuring complete privacy

The villa is in excellent condition, offers a strong energy performance, and promises years of worry-free living.

**Location:** Quiet residential area in Turnhout, centrally located

**Plot size:** approx. 1,000 m<sup>2</sup>

**Garage** for 2 to 3 cars

♂ **Child-safe swimming pool with cover**

**Sunny garden with spacious terrace**

⚡ **Good energy rating (EPC)**

**A unique home in a top location - move-in ready and perfectly maintained. Book your visit today!**

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.807,00

## BUILDING

Habitable surface: 287,00 m<sup>2</sup>

Fronts: 4

Construction year: 1991

State: Good state

Number of floors: 1

Front width: 19,00 m

Type roof: Point roof

Orientation rear: South

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 995,00 m<sup>2</sup>

Width at the street: 20,00 m

Garden: Yes

Orientation terrace 1: South

## LAYOUT

Orientation facade: North

## COMFORT

Furnished: No

Elevator: No

Pool: Yes

## ENERGY

EPC score: 183

EPC code: 20250703-0003639056-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Wood

Heating type: Gas (centr. heat.)

Heating: Individual

Kitchen: Yes, US hyper equipped

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

Terrace: 40,00 m<sup>2</sup>

Laundry: Yes

Attic: Yes

## 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:  
04/07/2035

Intimation: No - no legal correction or  
administrative measure imposed

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: 3