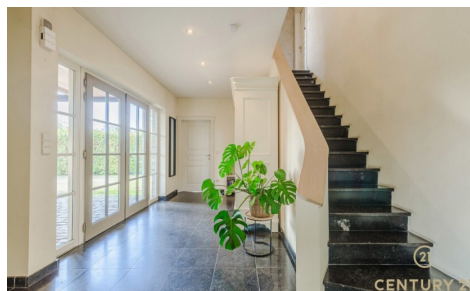


FOR SALE - VILLA

Kempenlaan 49, 2300 Turnhout

€ 649.000

Ref. 3091 AK



Number of bedrooms: 3
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 223m²
Surf. Plot: 1343m²
Surf. terrace: 25m²
Neighbourhood: central

PEB/EPB: 229kwh/m²/j

DESCRIPTION

SATURDAY 15/11 OPEN HOUSE BY APPOINTMENT ONLY

Peaceful Living in a Prime Location with Excellent Accessibility

Situated in a strategic location along the ring road, close to shops and with quick access to the E34 towards Antwerp and Eindhoven, this charming and meticulously maintained villa stands on a beautiful 1,343 m² plot.

Layout

Ground Floor

The welcoming entrance hall with guest toilet leads into a bright living area, featuring large windows, a comfortable seating area, a spacious dining space, and lovely views of the garden.

The fully equipped kitchen seamlessly connects to the living room and offers all modern conveniences. In 2023, a stylish natural stone kitchen island was added, providing extra workspace, an elegant look, and an enhanced cooking and living experience. Adjacent to the kitchen is a practical utility/laundry room.

The ground floor also features a master bedroom with an en-suite bathroom, complete with a bathtub and double washbasin.

First Floor

The staircase leads to the first floor, which comprises two spacious bedrooms, a second bathroom with shower, washbasin, and toilet, and an open mezzanine. The mezzanine is perfect for a home office or hobby space, maintaining a pleasant visual connection with the living area below.

Outdoor Space

The beautifully landscaped garden is a green oasis with multiple terraces, a renovated swimming pool equipped with a heat pump, and a separate garage building. Enjoy peaceful outdoor living and privacy, complemented by the modern and energy-efficient heated pool.

Key Features

- Meticulously maintained villa (built in 1997)
- Ground-floor master suite with en-suite bathroom
- Bright living areas with garden views
- Three bedrooms and two bathrooms
- Mezzanine office space
- Renovated swimming pool with heat pump
- Natural stone kitchen island (2023)
- Large enclosed garden with terraces and privacy
- Garage and spacious driveway
- Central location with excellent accessibility

This villa combines an exceptionally practical location with outstanding living comfort, making it ideal for families, home workers, or anyone who enjoys spacious and stylish living.

FINANCIAL

- Price: € 649.000,00
- VAT applied: No
- Available: At the contract
- Land registry income: € 1.769,00

LOCATION

- Environment: Central, residential area
- School nearby: Yes
- Shops nearby: Yes
- Public transport nearby: Yes
- Highway nearby: Yes

BUILDING

Habitable surface: 223,00 m²
Fronts: 4
Construction year: 1997
State: Very good state
Number of floors: 1
Front width: 18,00 m

COMFORT

Furnished: No
Elevator: No
Pool: Yes

ENERGY

EPC score: 229
EPC code: 20220329-0002573214-RES-3
EPC class: C
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

Sport center nearby: Yes

TERRAIN

Ground area: 1.343,00 m²
Width at the street: 24,00 m
Garden: Yes

LAYOUT

Living room: 22,50 m²
Dining room: 19,71 m²
Kitchen: 19,50 m², US hyper equipped
Bureau: Yes
Bedroom 1: 15,66 m²
Bedroom 2: 10,50 m²
Bedroom 3: 10,50 m²
Bathroom type: All comfort
Shower rooms: 2
Toilets: 2
Terrace: 25,00 m²
Laundry: 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: 09/04/2023
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: 5

Parkings inside: 1