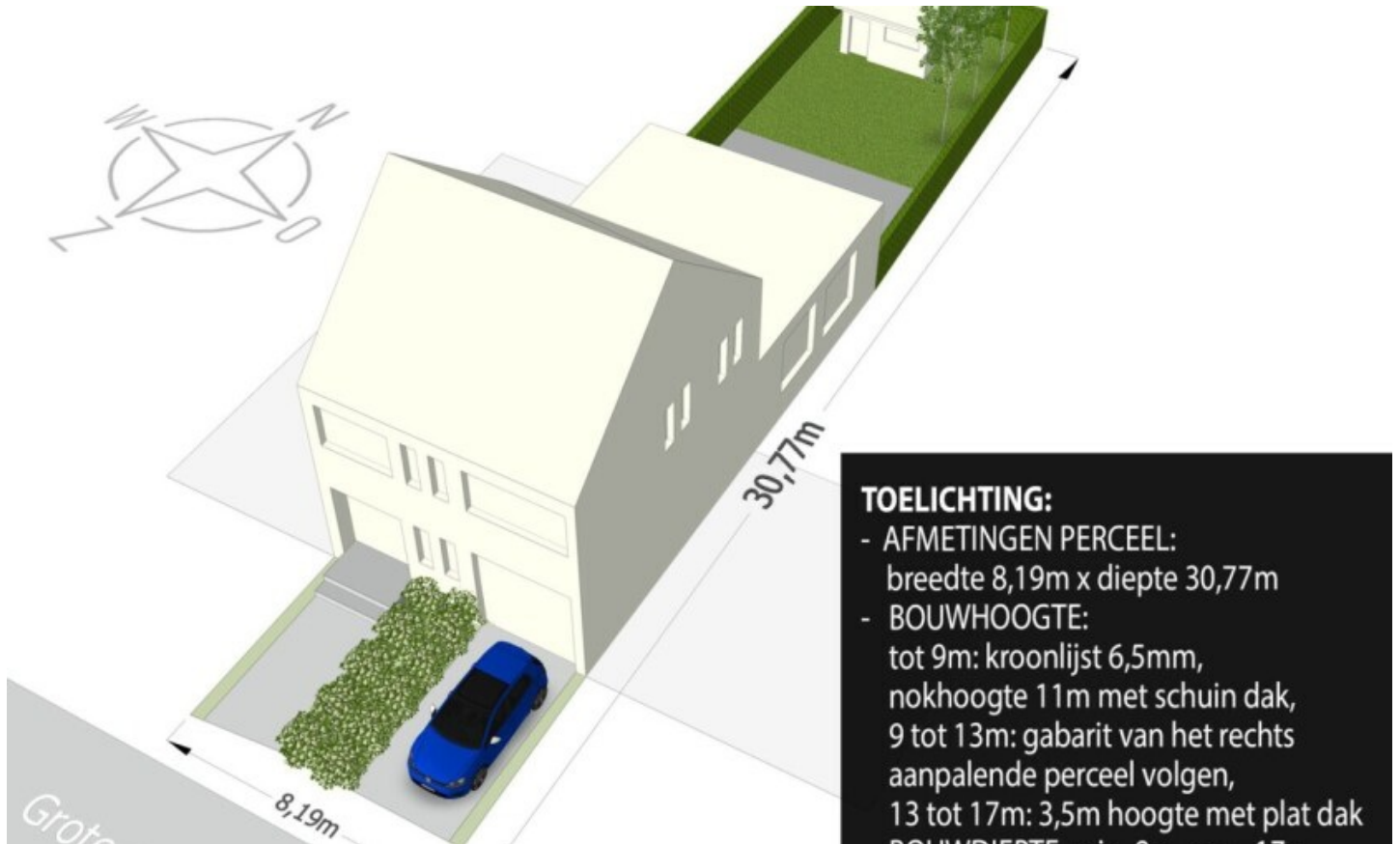


## FOR SALE - BUILDING GROUND

Kleine Vondelweg 1A, 2360 Oud-Turnhout

€ 165.000

Ref. 7315652



Availability: at the contract

Surf. Plot: 301m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

Building plot for closed development in the heart of Oud-Turnhout (301 m<sup>2</sup>)

Looking for the perfect location to build your dream home? This 301 m<sup>2</sup> building plot offers a unique opportunity to build a house in a closed development, right in the centre of Oud-Turnhout and yet surprisingly quiet.

The location is undoubtedly an absolute asset. You are within walking distance of shops, a supermarket, a baker, a butcher and cosy restaurants and cafés. Sports enthusiasts are also well catered for thanks to the proximity of the De Hoogt sports centre. Everything you need on a daily basis is within easy reach.

Despite its central location, you can enjoy a peaceful living environment here, ideal for those who want to live comfortably with all amenities nearby. The combination of accessibility, facilities and quality of life makes this building plot particularly interesting for both private builders and investors.

With a plot area of 301 m<sup>2</sup>, you have enough space to build a contemporary home, entirely to your own taste and wishes.

Additional opportunity: there is the possibility to purchase the adjacent property. This offers interesting prospects for project development, for example, the realisation of a new-build project with two homes. A great investment opportunity in a prime location in the centre.

Would you like more information? Don't hesitate to request the building regulations and discover all the possibilities this plot has to offer.

A unique opportunity to build and to invest in a central location where accessibility and tranquillity come together perfectly.

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## FINANCIAL

Price: € 165.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1,00

## BUILDING

State: Good state

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 301,00 m<sup>2</sup>

Ground depth: 37,00 m

## PLANNING

Building permission: No

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Flooding area: Not located in flood area

P-score: A

Summons: No

Servitude: No