Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

FOR SALE - CHARMING HOUSE

On request

Wampenberg 100. B., 2370

Ref. 7649480.





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

Surf. Living: 247m²
Surf. Plot: 181m²
Surf. terrace: 73m²
Neighbourhood: central

PEB/EPB: 347kwh/m²/j

DESCRIPTION

A beautiful, centrally located corner house just a stone’s throw from the center of Arendonk and close to the Dutch border. This surprisingly spacious home offers plenty of possibilities and can be fully customized to your own taste with just a few finishing touches.

Upon entering the home, the exceptionally spacious living area immediately catches the eye. This space formerly served as a small independent business and now offers plenty of possibilities for those who wish to combine living and working or simply enjoy a large living room. Adjacent to this is a separate office space, as well as a cozy sitting room at the back that flows seamlessly into the dining room.

The dining room adjoins the recently renovated kitchen, which has been tastefully decorated and is equipped with all modern conveniences. Next to the kitchen is a practical laundry/storage room. From the dining room, you have access to the paved backyard with a covered terrace and storage shed. Here, too, there are opportunities to further finish or decorate to your own taste. Thanks to the convenient back gate, you can also easily access the rear of the property with bicycles or trash bins.

The first floor features two spacious bedrooms and a generous bathroom, divided into two sections, which can still be partially finished to your personal taste. The second floor offers additional space with a walk-in closet, two full-sized rooms, and access to the attic.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 647,00
Liberal profession possible: Yes

BUILDING

Habitable surface: 247,00 m²
Fronts: 3
Construction year: 1956
State: Minor renovation
Number of floors: 2
Main area: 153 m²
Front width: 7,00 m
Orientation rear: South-east
Orientation facade: North-west

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No

ENERGY

EPC score: 347
EPC code: 20220503-0002591262-RES-1
EPC class: D

LOCATION

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

TERRAIN

Ground area: 181,00 m²
Width at the street: 7,00 m
Garden: Yes (73,00 m²)
Orientation terrace 1: South-east

LAYOUT

Kitchen: Yes, US hyper equipped
Bureau: Yes
Veranda: Yes
Bathroom type: Shower in bath
Shower rooms: 1
Toilets: 2
Terrace: 73,00 m²
Laundry: Yes
Attic: Yes

TECHNICS

Electricity: Yes

Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

Phone cables: Yes
Septic well: Yes
Cable TV: 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 inventary certificate: Yes
Asbestos inventary certificate creation date: 11/12/2023
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: Yes

PARKING

Carport: No
Parkings inside: No