

## FOR SALE - CHARMING HOUSE

Brouwerstraat 17, 2360 Oud-Turnhout

On request

Ref. 3055 AK





**CENTURY 21**  
Echo Vastgoed

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

Surf. Living: 131m<sup>2</sup>  
Surf. Plot: 490m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 605kwh/m<sup>2</sup>/j

## DESCRIPTION

### Charming Single-Storey Home on a Beautiful Corner Plot Along the Aa River - Full of Renovation Potential

Looking for a home with both character and possibilities? This charming single-storey house in need of renovation is peacefully situated on a beautiful corner plot along the picturesque Aa River. Here, you can enjoy tranquility while being within walking distance of shops, supermarkets, a bakery, butcher, and inviting local cafés and restaurants – the perfect combination of comfort and convenience.

The entrance hall welcomes you with an authentic checkerboard tile floor, immediately setting the tone for the home's unique charm. The bright living room offers a pleasant and inviting atmosphere, with direct access to the rear terrace – ideal for relaxing and enjoying the green surroundings. The separate kitchen is conveniently located near the living space, along with a separate toilet and bathroom.

The home includes two full-sized bedrooms and an integrated garage. The spacious side garden completes the picture, offering plenty of possibilities for gardening enthusiasts or future extensions. Upstairs, a large attic space provides the potential to create additional (bed)rooms – perfect for those looking for flexibility and room to grow.

#### Highlights of this property:

Quiet location on a beautiful corner plot next to the Aa River

Close to all amenities: shops, dining, and schools

Two bedrooms + attic with expansion potential

Integrated garage and generous side garden

Lots of natural light in all living areas

A home full of character with endless possibilities for renovation and personal styling

In short: the ideal opportunity for handy buyers or investors in search of a characterful property with great potential. Be surprised by the location, the space, and the future this home has to offer!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

## BUILDING

Habitable surface: 131,00 m<sup>2</sup>

Fronts: 4

Construction year: 1968

State: To be renovated

Number of floors: 1

Main area: 149 m<sup>2</sup>

Front width: 12,50 m

Type roof: Point roof

Orientation rear: South-west

Orientation facade: North-east

## COMFORT

## LOCATION

Environment: Quiet, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Ground area: 490,00 m<sup>2</sup>

Width at the street: 23,00 m

Garden: Yes

Orientation terrace 1: South-west

## LAYOUT

Kitchen: Yes

Shower rooms: 1

Toilets: 2

Attic: Yes

Furnished: No

Handicap friendly: Yes

## ENERGY

EPC score: 605

EPC code: 20250613-0003619982-RES-1

EPC class: F

Windows: Wood

Electricity certificate: No

Heating type: Gas (centr. heat.)

Heating: Individual

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Potential flood area

G-score: C

P-score:  D

Water-sensitive open space area: Yes

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: Yes