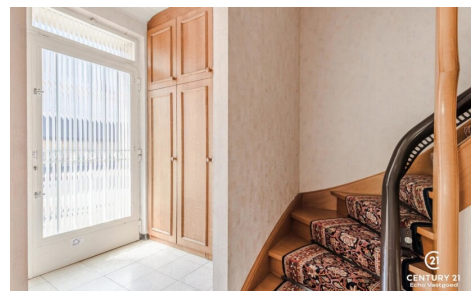


FOR SALE - CHARMING HOUSE

Van der Bekenlaan 25., 2360 Oud-Turnhout

€ 325.000

Ref. 7780111.



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

Surf. Living: 189m²
Surf. Plot: 495m²
Surf. terrace: 15m²
Neighbourhood: central

PEB/EPB: 800kwh/m²/j

DESCRIPTION

Charming semi-detached home in need of renovation in a prime location in the heart of Oud-Turnhout

Just a stone's throw from the charming village square of Oud-Turnhout, within walking distance of restaurants, shops, a pharmacy, a butcher, schools, and all daily amenities, you'll find this charming semi-detached home brimming with potential.

You enter the home through the entry hall with a coat closet. The living room enjoys pleasant natural light, thanks in part to its corner location. From the living area, you have a view of the garden both to the side and at the back.

The kitchen connects to a practical basement and provides access to the already renovated bathroom at the rear. In addition, the ground floor features a spacious laundry/storage room with direct access to the garden.

The first floor features three bedrooms. The very spacious attic currently offers plenty of storage space but, with the installation of a fixed staircase, could be perfectly converted into additional living space.

Outside, this property also offers numerous possibilities. The lot includes a simple garage and several storage sheds in need of a refresh. The cozy garden is graced by a beautiful pear tree and two mature trees that create a green, atmospheric setting.

A charming home in a prime location, with plenty of natural light, excellent accessibility, and all the potential to become a beautiful family home in the center of Oud-Turnhout.

FINANCIAL

Price: € 325.000,00

VAT applied: No

Available: At the contract

Land registry income: € 902,00

Liberal profession possible: No

BUILDING

Habitable surface: 189,00 m²

Fronts: 3

Construction year: 1967

State: To be renovated

Number of floors: 2

Main area: 120 m²

Front width: 7,20 m

Outhouse: Yes

Type roof: Point roof

Orientation rear: East

Orientation facade: West

COMFORT

Furnished: No

Handicap friendly: No

LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Train station nearby: No

Sport center nearby: Yes

Beach nearby: No

TERRAIN

Ground area: 495,00 m²

Width at the street: 10,50 m

Garden: Yes (295,00 m²)

Orientation terrace 1: East

LAYOUT

Living room: 15,80 m²

Dining room: 18,50 m²

Kitchen: 16,00 m², US hyper equipped

Bureau: 6,10 m²

Bedroom 1: 17,30 m²

Bedroom 2: 12,50 m²

Blinds: Yes

SPECIFIC AREA

Shopfloor: Yes

ENERGY

EPC score: 800

EPC code: 20260718-0003919265-RES-1

EPC class: F

Windows: Steel

Heating type: Gas

Heating: Individual

Bedroom 3: 9,80 m²

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 15,00 m²

Laundry: Yes

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: 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: Yes

Water-sensitive open space area: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Flooding area: Not located in flood area

G-score: A

P-score: A

Servitude: No

Management measures recorded in the register of measures: No

PARKING

Garage: 1

Parking cars: 1