Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
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FOR SALE - CHARMING HOUSE

On request

Van der Bekenlaan 8, 2360 Oud-

Ref. 4059









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

Surf. Living: 179m²
Surf. Plot: 175m²
Surf. terrace: 8m²
Neighbourhood: central

PEB/EPB: 397kwh/m²/j

DESCRIPTION

A charming property with a surprising amount of potential in the heart of Oud-Turnhout

Right in the heart of Oud-Turnhout, literally a stone's throw from the charming village square, you'll find this property in need of a refresh or renovation, offering a surprising amount of space and possibilities. Restaurants, shops, a chemist's and numerous other amenities are nearby, meaning you'll enjoy a particularly central and convenient location here.

Behind the entrance hall is a handy storage room. The living room opens onto the open-plan kitchen. The bathroom is fitted with a shower in the bath. There is also a separate toilet.

From the living room, you reach the sleeping floor. Here you'll find two spacious bedrooms, one of which provides access to the insulated loft. This extra floor offers plenty of possibilities and can be further converted into additional (bed)rooms.

Through the kitchen, you reach the cosy covered terrace, which in turn leads to the well-maintained and fully enclosed city garden. The garden combines a paved area with a pleasant lawn.

The icing on the cake is the garden's practical and sturdy garden shed, ideal for bicycles, garden tools and extra storage.

In short: a charming property which, with the necessary refurbishment and renovation, can be transformed into a truly lovely home. The central location, layout, usable attic space and pleasant city garden make this a property with plenty of potential in the centre of Oud-Turnhout.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 406,00
Liberal profession possible: No

BUILDING

Habitable surface: 179,00 m²
Fronts: 2
Construction year: 1918
State: To be refreshed
Number of floors: 1
Front width: 5,00 m
Outhouse: Yes
Type roof: Point roof
Orientation facade: East

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No
Blinds: Yes
Air conditioning: No
Pool: No

LOCATION

Environment: Central, city
School nearby: Yes
Childcare nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Train station nearby: Yes
Sport center nearby: Yes
Beach nearby: No

TERRAIN

Ground area: 175,00 m²
Width at the street: 5,00 m
Garden: Yes (88,00 m²)

LAYOUT

Living room: 14,00 m²
Dining room: 15,40 m²
Kitchen: 27,00 m², US fully fitted
Veranda: Yes
Bedroom 1: 20,10 m²
Bedroom 2: 15,25 m²
Bathroom type: Shower in bath
Shower rooms: 1

SPECIFIC AREA

Shopfloor: Yes

ENERGY

EPC score: 397
EPC code: 20260928-000362950-RES-1
EPC class: D
Double glazing: Yes, thermic isol.
Windows: Wood
Heating type: Gas burner

Toilets: 1
Terrace: 8,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Flooding area: Not located in flood area
G-score: A
P-score: A
Management measures recorded in the register of measures: No