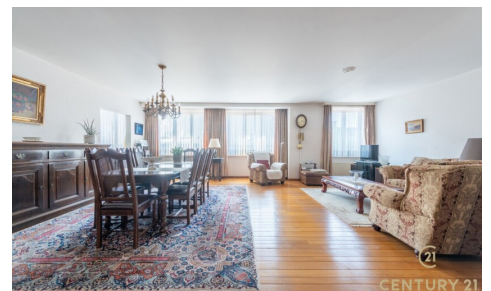


## FOR SALE - EXCEPTIONAL APARTMENT

€ 299.000

Oude Vaartstraat 36 B5, 2300 Turnhout

Ref. 3056 AK



Number of bedrooms: 3

Number of bathrooms: 2

Garages: 1

Availability: at the contract

Surf. Living: 161m<sup>2</sup>

Neighbourhood: city Center

PEB/EPB: 121kwh/m<sup>2</sup>/j

## DESCRIPTION

### Spacious, Bright & Energy-Efficient Apartment (161 m<sup>2</sup>) with Garage Box in the Heart of Turnhout

#### Layout & Highlights:

The stylish entrance hall, with built-in wardrobes and a separate guest toilet with hand basin, sets the tone. Elegant double doors lead into the impressive, light-filled living room, finished with beautiful solid oak parquet flooring that continues throughout the hallway—adding warmth and character.

The well-organized kitchen offers all necessary appliances, abundant cabinet space, and a cozy breakfast nook. Adjacent, you'll find a practical storage/laundry room with connections for a washing machine and dryer, also accessible from the hallway.

The apartment features three generously sized bedrooms and two bathrooms, including one en-suite to the master bedroom—ensuring privacy and convenience.

At the rear, the private terrace offers peaceful views and a sense of calm, despite the central city location. A spacious private garage box rounds out this exceptional offering.

#### Additional Information:

Prime central location, within walking distance of shops, restaurants, and public transport

Currently still rented – excellent opportunity as an investment property

Well-maintained building with elevator

Move-in ready, excellent condition

Favorable energy performance: EPC rating B (121 kWh/m<sup>2</sup>)

This apartment perfectly combines space, natural light, energy efficiency, and location. Whether you're seeking a comfortable home or a solid investment, this is an opportunity you don't want to miss.

Interested? Don't hesitate to contact us today for more information or to schedule a viewing!

---

## FINANCIAL

Price: € 299.000,00

VAT applied: No

Available: At the contract

## BUILDING

Habitable surface: 161,00 m<sup>2</sup>

Fronts: 2

Construction year: 1989

State: Good state

Floor: 2

## COMFORT

Furnished: No

Handicap friendly: Yes

Elevator: Yes

## ENERGY

EPC score: 121

## LOCATION

Environment: City Center, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Garden: No

## LAYOUT

Kitchen: Yes, US fully fitted

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 1

Laundry: Yes

## TECHNICS

EPC code: 2813403  
EPC class: B  
Double glazing: Yes, thermic isol.  
Windows: Wood  
Heating type: Gas (centr. heat.)  
Heating: Individual

Electricity: Yes  
Phone cables: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
29/04/2025  
Intimation: No - no legal correction or  
administrative measure imposed  
Flooding area: Not located in flood area  
G-score: 🏠 D  
P-score: 🏠 D  
Summons: No  
Servitude: No

## PARKING

Garage: 1  
Parkings inside: 1