

## FOR SALE - FAMILY HOUSE

Van der Bekenlaan 3, 2360 Oud-Turnhout

**Sold**

**Ref. 1917 AK**



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

Surf. Living: 125m<sup>2</sup>  
Surf. Plot: 72m<sup>2</sup>  
Surf. terrace: 12m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 333kwh/m<sup>2</sup>/j

# DESCRIPTION

## Interesting property in the heart of Oud-Turnhout.

This fully to be renovated property comprises .a.o. entrance hall, living room, spacious kitchen, utility room with central heating system, landing to 2 bedrooms, bathroom and small terrace.

### **Ground floor:**

Small entrance hall giving access to the living room which is spacious and fitted with a ceramic tile, kitchen at the rear with access to the terrace.

The kitchen is equipped with the necessary connections and drains.

Furthermore, a separate toilet and through the terrace access to the storage room where the central heating system and space for washing machine is provided.

### **Floor:**

Fixed stairs to the first floor with landing to 2 bedrooms. Spacious bedroom at the street side and another at the rear. The bathroom is located between the two bedrooms.

Via loft ladder access to the attic. This is already insulated and could be adapted/converted if finished into additional rooms.

Terrace/cool is southeast oriented.

Provided a good plan, this house can be made into a compact and cosy starter home.

### **Details:**

- centrally located
- large living area 125m<sup>2</sup>
- declared uninhabitable
- renovation obligated

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## FINANCIAL

Price: € 149.000,00

Available: At the contract

## BUILDING

Habitable surface: 125,00 m<sup>2</sup>

Fronts: 2

State: To be renovated

Main area: 64 m<sup>2</sup>

Front width: 4,50 m

Orientation rear: South-east

Orientation facade: North-west

## COMFORT

Handicap friendly: No

Elevator: No

## ENERGY

## LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## TERRAIN

Ground area: 72,00 m<sup>2</sup>

Width at the street: 4,50 m

Garden: No

Orientation terrace 1: South-east

## LAYOUT

Living room: 36,00 m<sup>2</sup>

Kitchen: 18,00 m<sup>2</sup>, semi fitted

Bedroom 1: 14,00 m<sup>2</sup>

Bedroom 2: 16,00 m<sup>2</sup>

Shower rooms: 1

Toilets: 1

EPC score: 333 kWh/m<sup>2</sup>/year  
EPC code: 20220830-0002664158-RES-1  
EPC class: D  
Double glazing: Yes, acoustic isol.  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Gas  
Heating: Individual

Terrace: 12,00 m<sup>2</sup>

Laundry: Yes

Attic: Yes

## **TECHNICS**

Electricity: Yes

## **PLANNING**

Destination: Living zone

Building permission: No

Parcelling permission: No

Right of pre-emption: Yes

Intimation: No

Flooding area: Not located in flood area

Servitude: No

## **PARKING**

Garage: 0

Parkings outside: 1

Parkings inside: 0