

FOR SALE - FAMILY HOUSE

Fabriekstraat 9 B/, 2300 Turnhout

Sold

Ref. 4691641



Number of bedrooms: 1
Number of bathrooms: 1
Availability: tbd with the
tenant

Surf. Living: 110m²
Neighbourhood: city Center

PEB/EPB: 136kwh/m²/j

DESCRIPTION

Right in the heart of Turnhout you will find this fully renovated, charming house just steps from the Grote Markt and 25m from the public Muylenberg parking lot.

Through the beautiful wooden door you immediately enter the large open living room. This living room is an open whole and is performed on universal dark tiled floor. In the living room there are several closets on the right side where connections are made for washing machine and dryer and the "Buderus" condensing central heating system is located.

The fully equipped open kitchen has a (to open) skylight so you can get extra light to see what you put on the cutting board! The kitchen has an island which is practical for having breakfast or a drink. To make the most of the kitchen, it is equipped with mainly quality "Whirlpool" appliances, including a ceramic hob, oven, fridge, extractor fan with spots, freezer and stainless steel sink with removable tap.

The ground floor bathroom is also pleasantly spacious, and has a walk-in shower separated from the rest by a glass wall. Furthermore, the bathroom has a toilet and a washbasin in a beautiful furniture and a radiator.

Through the solid wood staircase you reach the bedroom floor.

This floor is a "blank canvas" and is still possible to divide given its size. A large velux window provides ample daylight and ventilation on this floor.

The house is currently rented and may also be interesting for investors.

Features:

- Completely recently and tastefully renovated
- Central location near Grand Place and parking, Public transport
- Energy efficient and low maintenance

FINANCIAL

Price: Info at the office

VAT applied: No

Available: Tbd with the tenant

Investment property: Yes

BUILDING

Habitable surface: 110,00 m²

Fronts: 2

Construction year: 1902

Renovation: 2018

State: Very good state

Number of floors: 1

Main area: 65 m²

Front width: 7,00 m

Type roof: Saddle roof

LOCATION

Environment: City Center, central

School nearby: 30m

Shops nearby: 30m

Public transport nearby: 50m

Sport center nearby: Yes

TERRAIN

Width at the street: 7,00 m

Garden: No

LAYOUT

Living room: 45,00 m²

Kitchen: 12,00 m², US hyper equipped

Bedroom 1: 45,00 m²

Bathroom type: All comfort

Orientation rear: North-east
Orientation facade: South-west

COMFORT

Handicap friendly: No
Elevator: No

ENERGY

EPC score: 136
EPC code: 20190611-0002168434-RES-1
EPC class: B
Double glazing: Yes
Windows: Wood
Heating type: Gas (centr. heat.)
Heating: Individual

Shower rooms: 1
Toilets: 1
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: No
Parcelling permission: No
Right of pre-emption: No
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
Summons: No
Servitude: No

PARKING

Garage: 0
Parkings outside: 0
Parkings inside: 0