Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

FOR SALE - FAMILY HOUSE

On request

dahliastraat 10, 2300

Ref. 4053







Number of bedrooms: 4
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 133m²
Surf. Plot: 354m²
Surf. terrace: 27m²
Neighbourhood: industrial environment

PEB/EPB: 670kwh/m²/j

DESCRIPTION

SEMI-DETACHED PROPERTY FOR RENOVATION WITH EXCEPTIONAL POTENTIAL IN A PRIME LOCATION

Situated in an exceptionally convenient yet peaceful location, at the end of a quiet cul-de-sac and just a stone's throw from the Oude Kaai, this semi-detached property offers an excellent renovation opportunity. With plenty of potential, it is ideal for anyone looking to create a home entirely according to their own taste and requirements.

The location is undoubtedly one of the property's greatest assets. Here, you can enjoy a wonderfully peaceful residential setting while benefiting from excellent connections towards the outskirts of Turnhout and beyond. Turnhout city centre is also within easy reach, offering an ideal combination of tranquillity, accessibility and nearby urban amenities.

The property offers a pleasant amount of living space with further potential for extension, as well as a garage and private garden. The upper floor currently comprises several rooms which can be redesigned and reconfigured as part of the renovation.

The attic floor also offers interesting possibilities. By installing a permanent staircase, this level could be incorporated into the living space and converted into additional bedrooms, a home office or hobby room.

In short, this property requires a comprehensive renovation, but thanks to its generous space, expansion possibilities and, above all, its excellent location, it offers all the ingredients to become a beautiful and comfortable family home.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 624,00
Liberal profession possible: No

BUILDING

Habitable surface: 133,00 m²
Fronts: 3
Construction year: 1962
State: To be renovated
Number of floors: 1
Front width: 6,30 m
Type roof: Point roof
Orientation facade: North

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No

ENERGY

EPC score: 670
EPC code: 20260909-0003949377-RES-1
EPC class: F
Windows: Aluminium and wood

LOCATION

Environment: Industrial environment, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes
Beach nearby: No

TERRAIN

Ground area: 354,00 m²
Width at the street: 9,00 m
Garden: Yes (175,00 m²)
Orientation terrace 1: South

LAYOUT

Living room: 13,60 m²
Dining room: 10,00 m²
Kitchen: 9,60 m², not fitted
Veranda: Yes
Bedroom 1: 13,60 m²
Bedroom 2: 6,60 m²
Bedroom 3: 6,40 m²
Bedroom 4: 5,10 m²
Bathroom type: Shower and short bath
Shower rooms: 1
Toilets: 1
Terrace: 27,00 m²

Electricity certificate: Yes, not conform
Heating type: Gas burner

Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Septic well: No
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Not disclosed
Destination: Not disclosed
Intimation: Not disclosed
Right of pre-emption: Not disclosed
Parcelling permission: Not disclosed
Water-sensitive open space area: No
Obligation to renovate: Yes
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 09/09/2026
Flooding area: Not located in flood area
G-score: C
P-score: C
Servitude: No

PARKING

Garage: 1
Parking cars: 1
Parkings outside: Yes
Parkings inside: Yes