

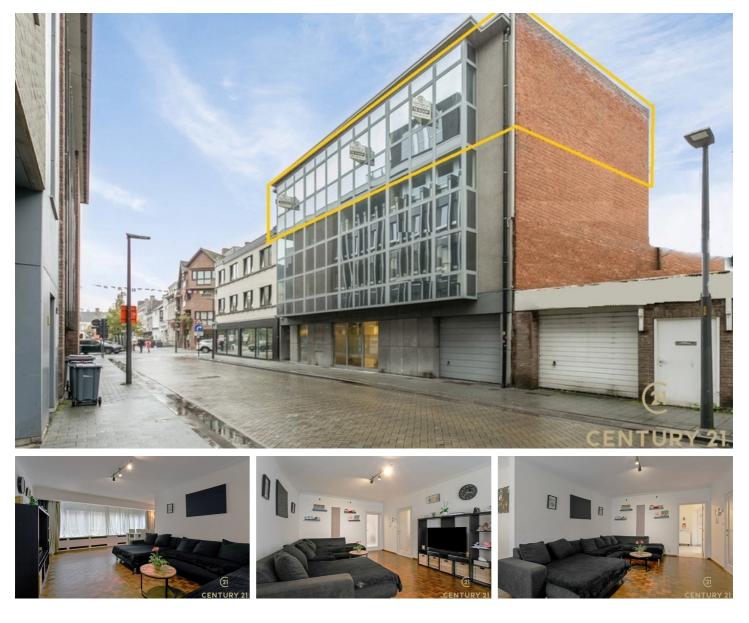
Dorp 29 , 2360 Oud-Turnhout **Phone number:** 014 48 12 21 **E-mail:** info@echovastgoed.be

FOR SALE - FLAT

€ 229.000

Baron Frans du Fourstraat 1. B4., 2300 Turnhout

Ref. 5573713



Number of bedrooms: 3 Number of bathrooms: 2 Availability: tbd with the tenant Surf. Living: 131m<sup>2</sup> Neighbourhood: city Center PEB/EPB: 288kwh/m<sup>2</sup>/j

# DESCRIPTION

Spacious 3 bedroom, 2 bathroom apartment with side view of Turnhout's Grand Market.

Layout:

Entrance hall with checkroom. Spacious living room on block parquet with integrated dining area enjoying lots of natural light. The kitchen is well equipped and has enough space for a breakfast nook. Adjacent to the kitchen is the balcony that can also be accessed from the 3rd bedroom. The laundry room in turn seamlessly connects to the kitchen.

From the living room you enter the night hall where it is a toilet and 2 sufficiently spacious bedrooms are located as well as a bathroom with shower, toilet and a sink. The 3rd bedroom is smaller than the previous ones and has a spacious adjacent bathroom with bathtub, toilet and 2 sinks.

In the basement there is a spacious storage room which is included in the price. Average cost €150€/month. The apartment is currently in rented and is in very good condition.

++Plus points++

+Convenient location near bustling city center, schools, stores, restaurants, public transport

- +Electricity compliant
- +Above average living space
- +Lots of natural light
- +EPC 288 kWh/m<sup>2</sup> (label C)
- +Gross rental yield 4.9%.
- +Elevator available
- +Spacious basement storage included

## **FINANCIAL**

Price: € 229.000,00 VAT applied: No Available: Tbd with the tenant Land registry income: € 1.197,00

## BUILDING

Habitable surface: 131,00 m<sup>2</sup> Construction year: 1975 Floor: 3

# COMFORT

Furnished: No Parlophone: Yes Elevator: Yes

# ENERGY

EPC score: 288 EPC code: 20200731-0002124887-RES-1

# LOCATION

Environment: City Center, central School nearby: 5m Shops nearby: 5m Public transport nearby: 10m Highway nearby: Yes Sport center nearby: 50m

## TERRAIN

Garden: No

# LAYOUT

Living room: 37,00 m<sup>2</sup> Kitchen: 11,00 m<sup>2</sup>, US fully fitted Bureau: 7,00 m<sup>2</sup> Bedroom 1: 26,00 m<sup>2</sup> Bedroom 2: 16,00 m<sup>2</sup> Bedroom 3: 7,00 m<sup>2</sup> Bathroom 1: 5,50 m<sup>2</sup> Bathroom type: Shower and bath tub EPC class: C Double glazing: Yes, thermic isol. Windows: Vinyl Electricity certificate: Yes, conform Heating type: Gas Heating: Individual

Shower rooms: 2 Toilets: 3 Laundry: Yes Cellar: Yes

#### **TECHNICS**

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

#### PLANNING

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

## PARKING

Parkings outside: No Parkings inside: No