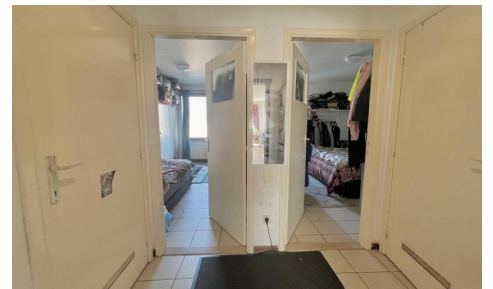


## FOR SALE - FLAT

Elf Novemberlaan 20 B2, 2300 Turnhout

**€ 199.000**

**Ref. 3035 AK**



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

Surf. Living: 100m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 138kwh/m<sup>2</sup>/j

## DESCRIPTION

Located in a quiet cul-de-sac, this cozy first-floor apartment offers a comfortable living environment. Upon entering, you enter the hall, which gives access to the bright and spacious living room. The large window on the southeast side provides natural light, giving the room a pleasant, sunny atmosphere. From the living room you walk through to the kitchen, which is equipped with plenty of cupboard space and a practical storage room for extra storage.

The apartment features two bedrooms, of which the master bedroom features a covered terrace with expansive views. The bathroom is functionally equipped with a toilet, double sink in a beautiful cabinet and a bathtub with a shower head on. There is also a separate laundry room with connections for the washing machine.

The garage is located to the rear and is accessed via a driveway along the side of the house. With an entry height of 1.9 meters and a volume of 35.5 m<sup>3</sup>, the garage offers ample space for both storage and parking a vehicle. This apartment is the ideal place for those looking for comfort and tranquility, with all amenities within easy reach.

---

## FINANCIAL

Price: € 199.000,00

VAT applied: No

Available: At the contract

Land registry income: € 850,00

## BUILDING

Habitable surface: 100,00 m<sup>2</sup>

Fronts: 2

Construction year: 1988

State: Good state

Orientation facade: South-west

## COMFORT

Furnished: No

Handicap friendly: No

Parlophone: Yes

Videophone: Yes

Elevator: No

## ENERGY

EPC score: 138

EPC code: 20190703-0002175139-RES-1

EPC class: B

Double glazing: Yes

Heating type: Gas

Heating: Individual

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Garden: No

Orientation terrace 1: North-west

## LAYOUT

Bathroom type: Bath

Shower rooms: 1

Toilets: 1

## TECHNICS

Electricity: Yes

Phone cables: 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:  
14/03/2025  
Intimation: No - no legal correction or  
administrative measure imposed  
Flooding area: Not located in flood area  
G-score: A  
P-score: B  
Summons: No  
Servitude: No

## **PARKING**

Garage: 1  
Parkings outside: 1  
Parkings inside: No