

## FOR SALE - FLAT

Varenstraat 61 B2, 2300 Turnhout

On request

Ref. 3081 AK





**CENTURY 21**  
Echo Vastgoed

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21  
CENTURY 21



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

Surf. Living: 77m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 208kwh/m<sup>2</sup>/j

## DESCRIPTION

Two-bedroom apartment in the center of Turnhout

This cozy apartment is located on the first floor in the bustling center of Turnhout, ideal for those who want to live centrally and comfortably. Thanks to its excellent location, all amenities such as shops, restaurants, and public transportation are within walking distance.

Upon entering, you will find an entrance hall with space for a cloakroom. Adjacent to this is the bright living room, where large windows provide plenty of natural light and a pleasant atmosphere. The recently renovated kitchen is equipped with all the necessary appliances and offers extra storage space, perfect for everyday use.

The apartment has two full bedrooms and a bathroom with a shower in the bathtub and a practical washbasin unit. This makes this apartment particularly suitable for singles, couples, and small families looking for a ready-to-move-in rental apartment in Turnhout.

This apartment combines light, space, and modern comfort with a prime location in the center of Turnhout.

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 622,00

## BUILDING

Habitable surface: 77,00 m<sup>2</sup>

Fronts: 2

Construction year: 1967

State: Good state

Floor: 1

Front width: 24,00 m

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Air conditioning: Yes

## ENERGY

EPC score: 208

EPC code: 20250919-0003689607-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Thermal aluminium

Electricity certificate: Yes, conform

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

## LAYOUT

Kitchen: Yes, US fully fitted

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 1

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
19/09/2025

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: B

Summons: No

## **PARKING**

Parkings outside: No

Parkings inside: No