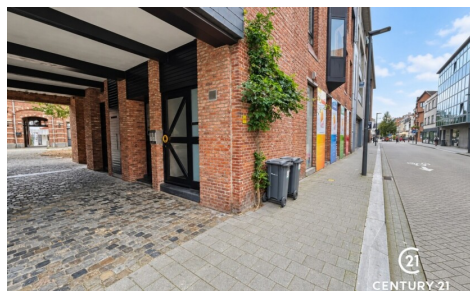
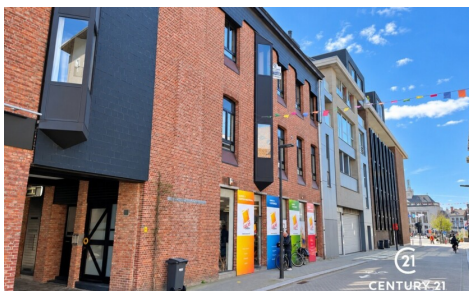


FOR SALE - FLAT

€ 199.000

Baron Frans du Fourstraat 4 B20, 2300 Turnhout

Ref. 4061AK



Number of bedrooms: 3
Number of bathrooms: 1
Availability: tbd with the tenant

Surf. Living: 88m²
Surf. terrace: 12m²
Neighbourhood: city Center

PEB/EPB: 215kwh/m²/j

DESCRIPTION

Just 50 metres from Turnhout's charming Grote Markt (Market Square), you will find this well-maintained, bright apartment featuring three bedrooms and a balcony.

Have you always dreamed of living in the vibrant city centre, surrounded by shops, restaurants, art and culture? With public transport just around the corner and all amenities within walking distance, there is no need to rely on your car. Look no further – this could be the perfect apartment for you!

Located on the second floor, also accessible by lift, this attractive apartment offers a bright and cleverly designed layout.

The entrance hall leads to a separate toilet and the first bedroom. The well-equipped kitchen benefits from plenty of natural daylight. The spacious living room opens onto a balcony at the rear, offering lovely views over Tweestorentjesplein.

A separate hallway provides access to two further generously sized bedrooms and a bathroom fitted with a shower and washbasins integrated into a vanity unit. A private storage room in the basement is also included.

Also an excellent opportunity for investors!

In addition to its attractive location and practical layout, this apartment represents an appealing investment opportunity. The property has been occupied by a reliable, long-standing tenant for many years, making it particularly interesting for investors seeking a property with an established tenancy and the possibility of continued rental income.

Purchasing the apartment for personal occupation is also possible.

An attractive combination of a prime central location, comfortable living and excellent investment potential!

For those requiring parking, spaces are regularly available to rent in the immediate vicinity at various price levels.

FINANCIAL

Price: € 199.000,00

VAT applied: No

Available: Tbd with the tenant

Land registry income: € 865,00

BUILDING

Habitable surface: 88,00 m²

Fronts: 2

Construction year: 1984

Floor: 2

Number of floors: 1

Orientation facade: North

COMFORT

LOCATION

Environment: City Center, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: No

Train station nearby: Yes

Sport center nearby: Yes

Beach nearby: No

TERRAIN

Garden: No

Orientation terrace 1: South

LAYOUT

Furnished: No
Parlophone: Yes
Elevator: Yes
Security door: Yes
Air conditioning: No
Pool: No

ENERGY

EPC score: 215
EPC code: 20250723-0002004141-RES-2
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Gas
Heating: Individual

Living room: 29,00 m²
Kitchen: 6,10 m², fully fitted
Bedroom 1: 8,50 m²
Bedroom 2: 7,40 m²
Bedroom 3: 11,20 m²
Bathroom 1: 4,30 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 1
Terrace: 12,00 m²
Balcony: Yes
Laundry: No
Cellar: Yes

TECHNICS

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

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date: 10/08/2025
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Parkings outside: No
Parkings inside: No