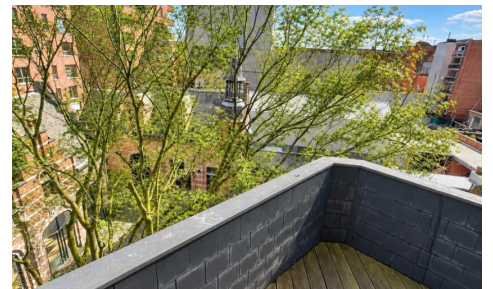


FOR SALE - FLAT

€ 199.000

Baron Frans du Fourstraat 4 B22, 2300 Turnhout

Ref. 5947187



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

Surf. Living: 86m²
Surf. terrace: 4m²
Neighbourhood: central

PEB/EPB: 256kwh/m²/j

DESCRIPTION

Just 50 metres from Turnhout's charming Grote Markt (Market Square), you will find this well-maintained, bright apartment featuring 2 bedrooms and a balcony.

Dreaming of living in the vibrant city centre, with shops, restaurants, cultural attractions and public transport all within walking distance? Then this apartment is certainly worth your attention!

Located on the third and top floor, accessible by lift, this attractive apartment offers a pleasant and cleverly designed layout.

The entrance hall leads to a well-equipped kitchen with an adjoining storage room and plenty of natural daylight. The spacious living room provides access to the balcony at the rear, offering lovely panoramic views over Tweestorentjesplein and the surrounding area.

A separate hallway leads to two generously sized bedrooms and a bathroom featuring a bathtub with shower facilities and two washbasins. A private basement storage room is also included.

Also attractive to investors!

The apartment has been occupied by a reliable, long-standing tenant for quite some time, making it an appealing investment opportunity with an existing tenancy and the possibility of continued rental income.

Purchasing the apartment for personal occupation is also possible.

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

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

FINANCIAL

Price: € 199.000,00

VAT applied: No

Available: At the contract

Land registry income: € 909,00

BUILDING

Habitable surface: 86,00 m²

Fronts: 2

Construction year: 1984

State: Good state

Floor: 3

Number of floors: 1

COMFORT

Furnished: No

Elevator: Yes

LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Train station nearby: Yes

Sport center nearby: Yes

TERRAIN

Garden: No

LAYOUT

Living room: 36,00 m²

Kitchen: Yes, fully fitted

Bedroom 1: 13,00 m²

Bedroom 2: 10,00 m²

Bathroom type: Shower in bath

Toilets: 2

Terrace: 4,00 m²

ENERGY

EPC score: 256

EPC code: 20230621-0002924589-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

Balcony: Yes

Laundry: Yes

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: Not disclosed

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

Land registry section: R

Land registry number: 0420L2P0008

Servitude: No

PARKING

Parkings outside: No

Parkings inside: No