

FOR SALE - GROUND-LEVEL HOUSE

€ 159.000

Draaiboom 28, 2360 Oud-Turnhout

Ref. 3093 AK



Number of bedrooms: 1

Surf. Living: 80m²

PEB/EPB: 1498kwh/m²/j

Garages: 1

Surf. Plot: 196m²

Availability: at the contract

Neighbourhood: central

DESCRIPTION

Perfectly located renovation project – completely stripped, asbestos-free and ready for reconstruction!

Are you looking for a property that you can finish entirely to your taste? This perfectly located single-storey house is the ideal basis for your dream project. The property has been completely stripped and is therefore ready for reconstruction according to your own wishes, style and layout. What's more, the property is completely asbestos-free, which is one less thing to worry about and guarantees a smooth start.

You will live here on a quiet plot, with complete privacy and a pleasant living environment. In addition, the property is within walking distance of the village centre with all amenities and close to the beautiful De Liereman nature reserve – an absolute asset for nature lovers.

This property therefore not only offers a prime location, but also the perfect canvas to create a modern, energy-efficient and comfortable home.

Come and visit this property and discover its potential. Turn this renovation project into your own gem!

FINANCIAL

Price: € 159.000,00

VAT applied: No

Available: At the contract

Land registry income: € 242,00

BUILDING

Habitable surface: 80,00 m²

Fronts: 4

Construction year: 1958

State: To be renovated

Main area: 80 m²

Front width: 4,50 m

Type roof: Flat roof

Orientation rear: West

Orientation facade: East

COMFORT

Handicap friendly: No

Elevator: No

ENERGY

EPC score: 1498

EPC code: 20220323-0002569933-RES-1

EPC class: F

Double glazing: Yes

Windows: Vinyl

Electricity certificate: No

Heating type: Not installed

LOCATION

Environment: Central, quiet

School nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 196,00 m²

Width at the street: 6,50 m

Garden: Yes

Orientation terrace 1: West

LAYOUT

Kitchen: Not fitted

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
31/10/2025

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

Garage: 1

Parkings outside: Yes