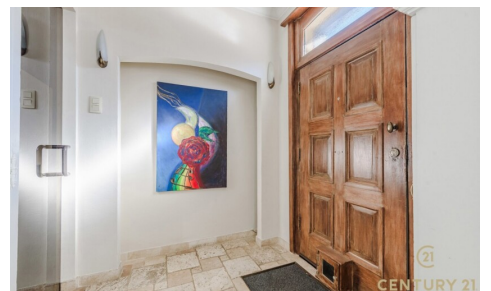


FOR SALE - HOUSE

€ 349.000

Van der Bekenlaan 32, 2360 Oud-Turnhout

Ref. 7603418



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 220m²
Surf. Plot: 264m²
Surf. terrace: 40m²
Neighbourhood: city

PEB/EPB: 336kwh/m²/j

DESCRIPTION

A property with 4+ bedrooms, 2 bathrooms, a terrace and a garage in the heart of Oud-Turnhout

This spacious property in the centre of Oud-Turnhout offers an excellent combination of space, functionality and plenty of potential for extension. Ideal for a family or for anyone looking for a property with future potential.

You enter the property via the entrance hall, which leads to a study, the staircase to the upper floors and the living area. The living room forms the heart of the property and flows seamlessly into a second living area with pleasant natural light thanks to the skylights. From here, you have direct access to the terrace.

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Adjacent to this is the well-maintained and light-filled kitchen. The property also features a practical utility room and additional storage space with a side entrance. This area also leads to the bathroom, equipped with a shower, toilet and washbasin. There is also a cellar, ideal as additional storage space.

On the first floor, there are three full-sized bedrooms and a potential fourth bedroom, which is currently fitted out as a kitchen. There is also a second, compact bathroom with a shower, toilet and washbasin.

The attic is accessible via a fixed staircase, offers numerous possibilities and can be used to create additional bedrooms, a hobby room or extra storage space.

At the rear of the plot is a garage with access to the street behind, accessible via the terrace.

The property is also fitted with 18 solar panels, which help to reduce energy consumption.

Thanks to its spacious layout, the many possibilities it offers and its convenient location near the town centre, this property presents an attractive opportunity for both families and investors.

Looking to sell your property? Find out what your home is worth with a free, no-obligation valuation from CENTURY 21 Echo Vastgoed. Contact us on +32 (0) 14 48 12 21

FINANCIAL

Price: € 349.000,00

VAT applied: No

Available: At the contract

Land registry income: € 969,00

Transfer of shares: No

Liberal profession possible: No

BUILDING

Habitable surface: 220,00 m²

Fronts: 3

Construction year: 1952

State: Minor renovation

Number of floors: 2

Main area: 135 m²

Front width: 10,00 m

LOCATION

Environment: City, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

Beach nearby: No

TERRAIN

Ground area: 264,00 m²

Width at the street: 12,00 m

Garden: Yes (40,00 m²)

LAYOUT

Kitchen: Yes, US hyper equipped

Type roof: Saddle roof

COMFORT

Furnished: No

Handicap friendly: No

Parlophone: No

Videophone: No

Elevator: No

Blinds: Yes

Air conditioning: No

ENERGY

EPC score: 336

EPC code: 20251013-0003708413-RES-1

EPC class: D

Double glazing: Yes, thermic isol.

Windows: Steel

Electricity certificate: Yes, not conform

Heating type: Gas

Heating: Individual

Bureau: Yes

Veranda: Yes

Bathroom type: Shower

Shower rooms: 2

Toilets: 2

Terrace: 40,00 m²

Laundry: Yes

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Phone syst.: No

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Water-sensitive open space area: No

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings outside: Yes

Parkings inside: 1