

FOR SALE - MULTI-PURPOSE BUILDING

€ 399.000

Steenweg op Turnhout 44., 2360 Oud-Turnhout

Ref. 7773804



Availability: at the contract

Surf. Living: 250m²

PEB/EPB: 145kwh/m²/j

Surf. Plot: 138m²

Neighbourhood: central

DESCRIPTION

Commercial property with residence in a prime location – a unique combination of comfort and business space. The property was thoroughly renovated in 2003, during which several important works were carried out. The electrical installation was brought up to code, the roof was completely renewed, aluminium windows were installed, and the property was equipped with 12 solar panels and a heat pump. These investments ensure added comfort and energy efficiency. On the ground floor, you will find the commercial space with an entrance on the street side. Upon entering, you step into the former retail area, offering numerous possibilities for commercial use, as well as an additional rear entrance. The use of a garage/parking space is negotiable. Also on the ground floor are additional workspaces. At the rear, there is a small kitchenette, a storage room, a separate toilet, a cold room, and a back entrance. On the mezzanine level, you will find a bedroom, a bathroom with a shower, bathtub, and washbasin, as well as a practical storage room at the rear. The first floor forms the main living area of the home, featuring a spacious living room with an open kitchen and dining area. On the second floor, there are two more full-sized bedrooms. The location along a well-connected main road ensures excellent accessibility and strong commercial visibility. Looking to sell your property? Contact us for a free, no-obligation valuation at 014 48 12 21 ????

FINANCIAL

Price: € 399.000,00
VAT applied: No
Available: At the contract
Land registry income: € 1.347,00
Liberal profession possible: Yes

BUILDING

Surface: 250,00 m²
Fronts: 2
Construction year: 1957
Renovation: 2003
Number of floors: 2
Width showcase: 6,50 m
Main area: 120 m²
Front width: 6,70 m
Type roof: Saddle roof
Orientation facade: West

COMFORT

Pets allowed: Yes
Handicap friendly: No
Elevator: No
Air conditioning: Yes

ENERGY

EPC score: 145
EPC code: 20260212-0003798779-RES-1
EPC class: B
Double glazing: Yes, thermic and acoustic isol.

LOCATION

Environment: Central, commercial environment
School nearby: Yes
Shops nearby: 1m
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 138,00 m²
Orientation terrace 1: West

LAYOUT

Kitchen: Yes, US fully fitted
Commercial space: Yes
Shower rooms: 1
Toilets: 2
Laundry: Yes
Cellar: Yes

TECHNICS

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

PLANNING

Building permission: Yes

Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

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:
30/12/2024
Flooding area: Not located in flood area
G-score: B
P-score: B
Summons: No
Servitude: No