CENTURY 21
Echo Vastgoed

Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

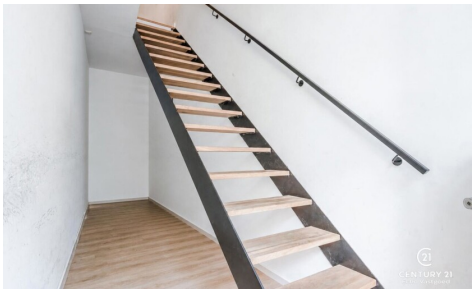
FOR SALE - TRIPLEX

€ 410.000

Herentalsstraat 23 BB, 2300

Ref. 4037









Number of bedrooms: 3
Number of bathrooms: 1
Garages: 1
Availability: at the contract

Surf. Living: 169m²
Surf. terrace: 10m²
Neighbourhood: central

PEB/EPB: 172kwh/m²/j

DESCRIPTION

Exclusively renovated triplex apartment in the heart of Turnhout

The living areas are accessed through the entry hall on the ground floor. The first floor features a stylish and spacious kitchen-dining area. The completely renovated kitchen is equipped with high-quality appliances and offers direct access to the cozy terrace.

The second floor features a light-filled living room with impressive ceiling height, large windows, and a custom-built wall of cabinets. The laundry room, a guest restroom, and the stylish bathroom are also located here.

On the third floor is the first spacious bedroom with a separate restroom. This floor also features a beautiful mezzanine overlooking the living room.

The fourth floor features two additional bedrooms. The entire home is equipped with radiant floor heating, and all light fixtures, the custom-made curtains and blinds, as well as the freestanding kitchen island, are included in the sale.

A unique added value is the option to purchase the commercial space below, which can serve perfectly as retail or office space but also offers the possibility—subject to the necessary permits—to integrate it into the home, thereby creating an exceptional combination of living and working.

Finally, an underground parking space is optionally available on the adjacent Pieter Denefstraat.

FINANCIAL

Price: € 410.000,00
VAT applied: No
Available: At the contract
Liberal profession possible: Yes

BUILDING

Habitable surface: 169,00 m²
Fronts: 2
Construction year: 1939
Renovation: 2023
State: Very good state
Number of floors: 3
Front width: 4,50 m
Orientation facade: West

COMFORT

Furnished: No
Handicap friendly: No
Parlophone: Yes
Videophone: Yes
Elevator: No

ENERGY

LOCATION

Environment: Central, city Center
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes
Beach nearby: No

TERRAIN

Orientation terrace 1: East

LAYOUT

Living room: 31,00 m²
Kitchen: 19,00 m², US hyper equipped
Bureau: 6,10 m²
Bedroom 1: 14,50 m²
Bedroom 2: 9,10 m²
Bedroom 3: 8,50 m²
Bathroom 1: 6,00 m²
Bathroom type: Shower in bath
Shower rooms: 1
Toilets: 2
Terrace: 10,00 m²
Laundry: Yes

EPC score: 172
EPC code: 20221214-0002755024-RES-1
EPC class: B
Double glazing: Yes
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

TECHNICS

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

PLANNING

Building permission: Yes
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 inventary certificate: Yes
Asbestos inventary certificate creation date: 14/03/2023
Flooding area: Not located in flood area
G-score: B
P-score: B
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1