Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
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FOR SALE - CHARMING HOUSE

On request

Van der Bekenlaan 25., 2360 Oud-

Ref. 7780111.





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

Surf. Living: 189m²
Surf. Plot: 495m²
Surf. terrace: 15m²
Neighbourhood: central

PEB/EPB: 800kwh/m²/j

DESCRIPTION

Charming semi-detached home in need of renovation in a prime location in the heart of Oud-Turnhout

Just a stone’s throw from the charming village square of Oud-Turnhout, within walking distance of restaurants, shops, a pharmacy, a butcher, schools, and all daily amenities, you’ll find this charming semi-detached home brimming with potential.

You enter the home through the entry hall with a coat closet. The living room enjoys pleasant natural light, thanks in part to its corner location. From the living area, you have a view of the garden both to the side and at the back.

The kitchen connects to a practical basement and provides access to the already renovated bathroom at the rear. In addition, the ground floor features a spacious laundry/storage room with direct access to the garden.

The first floor features three bedrooms. The very spacious attic currently offers plenty of storage space but, with the installation of a fixed staircase, could be perfectly converted into additional living space.

Outside, this property also offers numerous possibilities. The lot includes a simple garage and several storage sheds in need of a refresh. The cozy garden is graced by a beautiful pear tree and two mature trees that create a green, atmospheric setting.

A charming home in a prime location, with plenty of natural light, excellent accessibility, and all the potential to become a beautiful family home in the center of Oud-Turnhout.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 902,00
Liberal profession possible: No

BUILDING

Habitable surface: 189,00 m²
Fronts: 3
Construction year: 1967
State: To be renovated
Number of floors: 2
Main area: 120 m²
Front width: 7,20 m
Outhouse: Yes
Type roof: Point roof
Orientation rear: East
Orientation facade: West

COMFORT

Furnished: No
Handicap friendly: No
Blinds: Yes

LOCATION

Environment: Central, quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Train station nearby: No
Sport center nearby: Yes
Beach nearby: No

TERRAIN

Ground area: 495,00 m²
Width at the street: 10,50 m
Garden: Yes (295,00 m²)
Orientation terrace 1: East

LAYOUT

Living room: 15,80 m²
Dining room: 18,50 m²
Kitchen: 16,00 m², US hyper equipped
Bureau: 6,10 m²
Bedroom 1: 17,30 m²
Bedroom 2: 12,50 m²
Bedroom 3: 9,80 m²
Bathroom type: Shower
Shower rooms: 1

SPECIFIC AREA

Shopfloor: Yes

ENERGY

EPC score: 800
EPC code: 20260718-0003919265-RES-1
EPC class: F
Windows: Steel
Heating type: Gas
Heating: Individual

Toilets: 1
Terrace: 15,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: 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: Yes
Water-sensitive open space area: No
Obligation to renovate: Yes
Asbestos inventary certificate: Yes
Flooding area: Not located in flood area
G-score: A
P-score: A
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1
Parking cars: 1