CENTURY 21
Echo Vastgoed

Dorp 29 , 2360 Oud-Turnhout
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# FOR SALE - EXCEPTIONAL HOUSE

**€ 399.000**

**Steenweg op Turnhout 44., 2360 Oud-**

**Ref. 7852221.**










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

Surf. Living: 250m²
Surf. Plot: 138m²
Neighbourhood: central

PEB/EPB: 145kwh/m²/j

## 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 ????

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## FINANCIAL

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

## BUILDING

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

## COMFORT

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

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