

FOR SALE - FLAT

Graatakker 79., B4., 2300 Turnhout

On request

Ref. 2091 AK



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 87m²

Neighbourhood: city Center

PEB/EPB: 222kwh/m²/j

DESCRIPTION

Spacious apartment to refresh on the 1st floor with 2 bedrooms, basement and garage in the heart of Turnhout - ideal for starters and investors!

Are you looking for an affordable and practical apartment in Turnhout? Then this is your chance! This centrally but quietly located apartment is perfect for those who want to live comfortably or invest smartly.

For only €132,000 (+€18,000 obligatory purchase of garage box + storage room) you not only get a 2-bedroom apartment, but also a garage box and a storage room, providing extra convenience and storage space - rare in this price range! (With rental return of 5.5% achievable!)

Entrance hall with convenient storage cabinets. The spacious living room offers plenty of light and space. The kitchen and bathroom are in need of a refresh, giving you the chance to decorate it entirely to your taste. There is also a separate toilet for added convenience.

One of the highlights of this apartment is the particularly large terrace, which is sunny and invites for relaxing moments outdoors. Enjoy your own piece of outdoor space, perfect for a barbecue or a quiet morning with a cup of coffee.

Do not miss this unique opportunity to acquire a comfortable and centrally located apartment that is also a unique opportunity for investors who are not averse to rolling up their sleeves.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract

BUILDING

Habitable surface: 87,00 m²
Fronts: 2
Construction year: 1966
State: To be refreshed
Floor: 1
Number of floors: 3

COMFORT

Furnished: No
Elevator: Yes
Pool: No

ENERGY

EPC score: 222
EPC code: 0003188728-RES-1
EPC class: C
Double glazing: Yes
Heating type: Gas (centr. heat.)

LOCATION

Environment: City Center, central
School nearby: Yes
Shops nearby: 10m
Public transport nearby: 30m
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Garden: No

LAYOUT

Living room: 25,84 m²
Kitchen: 7,22 m²
Bedroom 1: 14,26 m²
Bedroom 2: 12,54 m²
Bathroom 1: 5,60 m²
Bathroom type: Shower in bath
Shower rooms: 1
Toilets: 1

TECHNICS

Electricity: Yes
Phone cables: Yes

Heating: Individual

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

PARKING

Garage: 1

Parkings inside: Yes