

## FOR SALE - FLAT

Duifhuisstraat 8 B4, 2300 Turnhout

On request

Ref. 3050 AK



Number of bedrooms: 2

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 97m<sup>2</sup>

Neighbourhood: central

PEB/EPB: 117kwh/m<sup>2</sup>/j

# DESCRIPTION

## Recently Renovated Apartment in a Prime Location in Turnhout

This fully renovated apartment on the 3rd floor offers a particularly bright and pleasant living space. The entrance door opens to a bright hallway. A spacious living room provides access to a cozy terrace with a roller shutter. The beautiful fitted kitchen is equipped with all modern comforts and is adjacent to the dining area. Furthermore, the apartment features two spacious bedrooms and a well-maintained bathroom. In the hallway, you will find a separate toilet.

A garage box (required to be purchased together with the apartment for €20,000) provides direct access to the ground floor entrance.

All works for safety, sustainability, and modern renovation have already been carried out, so no major expenses are expected.

### Location:

This apartment is situated in a prime location within walking distance of the Grote Markt. The city park and the large Carrefour supermarket are also just a 5-minute walk away. Additionally, the highway is only 2 minutes away, making it ideal for those who regularly need to leave the city.

### Highlights:

- Recently fully renovated
- All works for safety and sustainability already completed
- Bright apartment with balcony
- Garage required to be purchased (€20,000)
- Reinforced front door
- 2 spacious bedrooms
- Prime location in Turnhout

For more information or to arrange a viewing, do not hesitate to get in touch!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 927,00

## BUILDING

Habitable surface: 97,00 m²

Fronts: 2

Construction year: 1972

Renovation: 2025

State: Very good state

Floor: 3

Orientation facade: South

## COMFORT

Furnished: No

## LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Garden: No

## LAYOUT

Kitchen: Yes, US fully fitted

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Handicap friendly: No

Elevator: Yes

## ENERGY

EPC score: 117

EPC code: 20250603-0003608355-RES-1

EPC class: B

Double glazing: Yes

Windows: Aluminium and wood

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: B

P-score: B

## PARKING

Garage: 1

Parkings inside: Yes