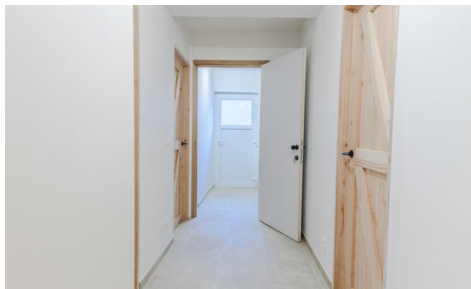


## FOR SALE - GROUND FLOOR WITH GARDEN

€ 249.000

Kerkstraat 10 B1, 2360 Oud-Turnhout

Ref. 3028 AK



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

Surf. Living: 100m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 115kwh/m<sup>2</sup>/j

## DESCRIPTION

Want to live in the heart of Oud-Turnhout, on the ground floor, in a compact, brand new flat with a garden terrace?

This ground floor one-bedroom flat is exactly what you are looking for!

The entrance hall offers plenty of space for coats and other items. The open, beautifully fitted kitchen has plenty of cupboard space and is adjacent to a handy storage room, ideal for laundry facilities and extra storage space. There is a separate toilet and the open living area provides access to the terrace with garden via a sliding window.

The bedroom connects seamlessly to the stylish bathroom with walk-in shower, making everything feel practical and comfortable.

In addition, there is a bicycle shed and a garage belonging to the flat. This garage must be purchased for €25,000.

The location is fantastic: close to the main village road, but just around the corner, so peace and quiet is guaranteed. And with bakeries, butchers, terraces, restaurants and shops within walking distance, you have everything you need right at your fingertips!

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## FINANCIAL

Price: € 249.000,00

VAT applied: No

Available: At the contract

Land registry income: € 874,00

## BUILDING

Habitable surface: 100,00 m²

Fronts: 2

Construction year: 1964

Renovation: 2025

State: Good state

Front width: 8,00 m

Orientation facade: South-east

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

Pool: No

## ENERGY

EPC score: 115

EPC code: 20251203-0003746858-RES-1

EPC class: B

Electricity certificate: Yes, conform

## LOCATION

Environment: Quiet, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Garden: Yes

Orientation terrace 1: North-west

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

Heating type: Condensation

Heating: Individual

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

31/07/2025

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: Yes

Parkings inside: 1