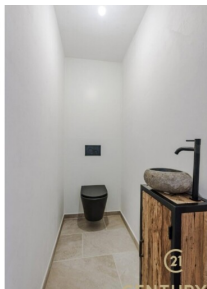


## FOR SALE - GROUND FLOOR WITH GARDEN

€ 229.000

Kerkstraat 10 B2, 2360 Oud-Turnhout

Ref. 3028 AK



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

Surf. Living: 67m<sup>2</sup>  
Surf. terrace: 16m<sup>2</sup>  
Neighbourhood: central

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

## DESCRIPTION

**Living in the heart of Oud-Turnhout, ground floor, compact, with a garden terrace and brand new? This hidden gem is exactly what you've been looking for!**

The entrance hall offers plenty of space for coats and other belongings. The open, beautifully fitted kitchen provides ample cupboard space and connects to a convenient storage room, ideal for laundry appliances and extra storage. There's a separate toilet, and the open living area leads through sliding doors to the terrace with a small garden. The sleeping area is currently open and flows seamlessly into the stylish bathroom with walk-in shower.

The bicycle storage is the proverbial cherry on top — and for those who prefer real cherries on top, the bakeries (and butchers) are just around the corner. The location is fantastic: close to the main village road, yet tucked away just enough to guarantee peace and quiet. And with cafés, restaurants, and shops all within walking distance, everything you need is right at your doorstep!

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## FINANCIAL

Price: € 229.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.502,00

## BUILDING

Habitable surface: 67,00 m<sup>2</sup>

Fronts: 2

Construction year: 1966

Renovation: 2025

State: Very good state

Front width: 8,00 m

Orientation facade: South-west

## COMFORT

Furnished: No

Handicap friendly: Yes

Elevator: No

## ENERGY

EPC score: 117

EPC code: 20250731-0003655559-RES-1

EPC class: B

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Garden: Yes (20,00 m<sup>2</sup>)

## LAYOUT

Kitchen: Yes, US hyper equipped

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 16,00 m<sup>2</sup>

Laundry: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## 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