Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

FOR SALE - HOUSE

On request

Eug. Surinxstraat 31, 2360 Oud-

Ref. 4056





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

Surf. Living: 161m²
Surf. Plot: 300m²
Surf. terrace: 24m²
Neighbourhood: central

PEB/EPB: 399kwh/m²/j

DESCRIPTION

Spacious semi-detached family home in a child-friendly neighbourhood

Situated in a quiet and child-friendly residential neighbourhood, close to the village centre and diagonally opposite a lovely playground, is this spacious semi-detached family home with plenty of potential. The property is in need of renovation, but thanks to its practical layout and potential for extension, it offers an excellent basis for transforming it into a contemporary home.

On the ground floor, you enter via the entrance hall with a guest toilet. You'll also find a spacious living room, kitchen, veranda, garage and a practical utility room. Upstairs, there are three bedrooms and a compact bathroom.

A nice added bonus is the currently unfinished loft. By installing a fixed staircase and completing the finishing work, this floor can be used for one or more extra (bed)rooms, an office or a hobby room.

Outside, you can enjoy a cosy, south-facing garden. At the rear of the plot, there is also a sturdy outbuilding, ideal as extra storage, a workshop or a hobby room.

A spacious home, a lovely garden, potential for extension and a quiet location close to the town centre and the playground. What more could you ask for?

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 775,00
Liberal profession possible: No

BUILDING

Habitable surface: 161,00 m²
Fronts: 3
Construction year: 1978
State: To be refreshed
Number of floors: 2
Front width: 7,00 m
Outhouse: Yes
Type roof: Point roof
Orientation facade: North-west

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No

SPECIFIC AREA

Shopfloor: Yes

ENERGY

LOCATION

Environment: Central, quiet
School nearby: Yes
Childcare nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Train station nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 300,00 m²
Width at the street: 10,00 m
Garden: Yes (80,00 m²)
Orientation terrace 1: South-east

LAYOUT

Living room: 18,60 m²
Dining room: 15,30 m²
Kitchen: 8,00 m², fully fitted
Veranda: Yes
Bedroom 1: 17,20 m²
Bedroom 2: 16,40 m²
Bedroom 3: 7,70 m²
Bathroom type: Shower in bath
Shower rooms: 1
Toilets: 2
Terrace: 23,50 m²

EPC score: 399
EPC code: 20260914-0003952417-RES-1
EPC class: D
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Gas burner
Heating: Individual
Oil tank: Nos

Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 14/09/2026
Flooding area: Not located in flood area
G-score: A
P-score: D
Servitude: No
Management measures recorded in the register of measures: No

PARKING

Garage: 1
Parking cars: 1
Carport: No
Parkings outside: Yes
Parkings inside: Yes