

FOR SALE - HOUSE

Eug. Surinxstraat , 2360 Oud-Turnhout

€ 299.000

Ref. 4056 AK



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: € 299.000,00

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

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

ENERGY

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

Terrace: 23,50 m²

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 inventory certificate: Yes

Asbestos inventory 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