

## FOR SALE - INDIVIDUAL SHOP

Steenweg op Ravels 216 B-, 2360 Oud-Turnhout

On request

Ref. 5219350



Availability: at the contract

Surf. Living: 300m<sup>2</sup>

Surf. Plot: 500m<sup>2</sup>

Surf. terrace: 50m<sup>2</sup>

Neighbourhood: central

## DESCRIPTION

Charming and centrally located fully renovated house with a large living area on a spacious plot.

This bright property has been completely renovated for several years, making it easy to transform into a dream home for your family if the interior is adapted.

The property has served as a catering establishment in the past but has been fitted out in such a way that when the existing bar is removed, you have a particularly large living space. The kitchen is well equipped.

Through the fixed staircase upstairs where 3 bedrooms can be created with ease. The bathrooms and toilets are in very nice condition. The "basement" has windows due to the sloping terrain and can serve many purposes, laundry room/office or even an indoor garage are among the possibilities. The property is currently fully paved and closed by an electric gate. The front terrace is particularly spacious.

A great opportunity to buy a spacious house and still partly divide it to your own liking!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

## BUILDING

Surface: 300,00 m<sup>2</sup>

Fronts: 4

Construction year: 1962

Renovation: 2018

State: Very good state

Number of floors: 2

## COMFORT

Handicap friendly: No

Elevator: No

Air conditioning: Yes

## SECURITY

Access control: Yes

## ENERGY

EPC code: 202208.03-0002648235-KNR-2

EPC class: D

Double glazing: Yes

Windows: Vinyl

Heating type: Oil (centr. heat.)

## LOCATION

Environment: Central, Suburb

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

## TERRAIN

Ground area: 500,00 m<sup>2</sup>

## LAYOUT

Kitchen: 8,00 m<sup>2</sup>, US hyper equipped

Bureau: Yes

Toilets: 5

Terrace: 50,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: No

Right of pre-emption: No

Intimation: No - no legal correction or

administrative measure imposed

Flooding area: Not located in flood area

Summons: No

Servitude: No

## **PARKING**

Parkings outside: Yes

Parkings inside: No