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

FOR SALE - MULTI-PURPOSE BUILDING

On request

Vijverstraat 36 B., 2460

Ref. 7589418.



Number of bedrooms: 5
Number of bathrooms: 3
Garages: 4
Availability: at the contract

Surf. Living: 430m²
Surf. Plot: 2967m²
Surf. terrace: 100m²
Neighbourhood: central

PEB/EPB: 116kwh/m²/j

DESCRIPTION

A beautifully finished property with warehouses, a caretaker's residence, and a swimming pool in a prime location. This exceptional property near the city center combines living, working, and relaxation on a plot of approximately 3,000 m². The main residence offers approximately 350 m² of living space, complemented by a caretaker's residence and storage facilities (approximately 460 m²). Additionally, the property boasts a favorable EPC rating of B.

You enter the home through a well-maintained entry hall with access to the various living areas. The luxurious, fully equipped kitchen offers a beautiful view of the terraces and the swimming pool. Adjacent to this is a cozy TV corner. Also on the ground floor, you'll find a spacious office or extra bedroom, a practical laundry room with built-in cabinets, a stylish living area with a fireplace, a luxury bathroom, and an additional multipurpose room.

Upstairs, there are four full-sized bedrooms, three of which have built-in closets, a second bathroom with a sauna, and a spacious multipurpose room.

Outside, you can enjoy a beautifully landscaped garden with a swimming pool, automatic roller shade, and pool house. The side driveway provides easy access to the spacious storage areas, ideal for storage, a workshop, a garage, or independent business activities.

The caretaker's residence is a fully equipped ground-floor unit with its own driveway, porch, living area, kitchen, bedroom, and bathroom.

In short, a unique and versatile property in a prime location with unparalleled potential. Contact CENTURY 21 Echo Vastgoed at 014 48 12 21.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 3.473,00
Liberal profession possible: Yes (460,00 m²)

BUILDING

Habitable surface: 430,00 m²
Fronts: 4
Construction year: 1990
Renovation: 2022
State: Good state
Number of floors: 1
Front width: 23,00 m
Orientation rear: South-west

COMFORT

Furnished: No
Handicap friendly: No
Alarm: Yes
Elevator: No
Blinds: No

LOCATION

Environment: Central, quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 2.967,00 m²
Width at the street: 35,00 m
Garden: Yes (1.000,00 m²)
Orientation terrace 1: South-west

LAYOUT

Living room: 75,00 m²
Kitchen: 44,00 m², US hyper equipped
Bureau: 33,00 m²
Veranda: No
Bedroom 1: 18,00 m²
Bedroom 2: 40,00 m²
Bedroom 3: 22,00 m²
Bedroom 4: 30,00 m²
Bathroom type: All comfort

Air conditioning: Yes
Pool: Yes

ENERGY

EPC score: 116
EPC code: 20251201-000374115-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual
Water tank: No

Shower rooms: 3
Toilets: 3
Terrace: 100,00 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
Destination: Mixed living area
Intimation: Yes - negotiated settlement
Right of pre-emption: No
Parcelling permission: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 08/12/2025
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: Yes
Management measures recorded in the register of measures: Yes

PARKING

Garage: 4
Parkings outside: 5
Parkings inside: Yes