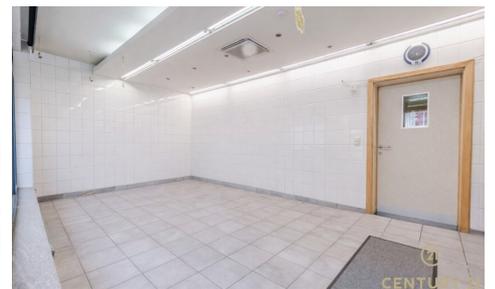


## FOR SALE - MULTI-PURPOSE BUILDING

€ 449.000

Steenweg op Turnhout 44, 2360 Oud-Turnhout

Ref. 7581183



Availability: at the contract

Surf. Living: 250m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 145kwh/m<sup>2</sup>/j

## DESCRIPTION

Commercial property with residence in a prime location – a unique combination of comfort and business space. The property was thoroughly renovated in 2003, during which several important works were carried out. The electrical installation was brought up to code, the roof was completely renewed, aluminium windows were installed, and the property was equipped with 12 solar panels and a heat pump. These investments ensure added comfort and energy efficiency. On the ground floor, you will find the commercial space with an entrance on the street side. Upon entering, you step into the former retail area, offering numerous possibilities for commercial use, as well as an additional rear entrance. The use of a garage/parking space is negotiable. Also on the ground floor are additional workspaces. At the rear, there is a small kitchenette, a storage room, a separate toilet, a cold room, and a back entrance. On the mezzanine level, you will find a bedroom, a bathroom with a shower, bathtub, and washbasin, as well as a practical storage room at the rear. The first floor forms the main living area of the home, featuring a spacious living room with an open kitchen and dining area. On the second floor, there are two more full-sized bedrooms. The location along a well-connected main road ensures excellent accessibility and strong commercial visibility. Looking to sell your property? Contact us for a free, no-obligation valuation at 014 48 12 21 ????

---

## FINANCIAL

Price: € 449.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 1.347,00  
Liberal profession possible: Yes

## BUILDING

Surface: 250,00 m<sup>2</sup>  
Fronts: 2  
Construction year: 1957  
Renovation: 2003  
Number of floors: 2  
Main area: 120 m<sup>2</sup>  
Front width: 6,70 m  
Type roof: Saddle roof  
Orientation facade: West

## COMFORT

Handicap friendly: No  
Elevator: No  
Air conditioning: Yes

## ENERGY

EPC score: 145  
EPC code: 20260212-0003798779-RES-1  
EPC class: B  
Double glazing: Yes, thermic and acoustic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform

## LOCATION

Environment: Central, commercial environment  
School nearby: Yes  
Shops nearby: 1m  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Orientation terrace 1: West

## LAYOUT

Kitchen: Yes, US fully fitted  
Shower rooms: 1  
Toilets: 1  
Laundry: Yes  
Cellar: Yes

## TECHNICS

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

## PLANNING

Building permission: Yes  
Destination: Living zone  
Intimation: No - no legal correction or

Heating type: Gas  
Heating: Individual

administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: No  
Water-sensitive open space area: No  
Obligation to renovate: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
30/12/2024  
Flooding area: Not located in flood area  
G-score: B  
P-score: B  
Summons: No  
Servitude: No