

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

FOR SALE - MULTI-PURPOSE BUILDING

€ 399.000

Ref. 3064 AK

De Merodelei 118, 2300 Turnhout









Availability: to be agreed

upon

Surf. Living: 435m² Surf. Plot: 396m² Surf. terrace: 25m²

Neighbourhood: commercial

environment

DESCRIPTION

Spacious Commercial Property with Residence in a Prime Location in the Heart of Turnhout

Are you looking for a versatile property with countless possibilities? This surprisingly spacious building, currently set up as a commercial space with an integrated residence, offers a unique opportunity to combine living and working in one location.

The ground floor boasts an exceptionally large commercial area, ideal for a wide range of business activities. Thanks to its flexible layout, internal walls can easily be modified or repositioned to suit your specific needs—perfect for use as a retail space, office, practice, or studio.

Upstairs, the residential area is generously laid out and features multiple bedrooms, a cozy living room, and a fully equipped kitchen. Additional highlights include a spacious, partially covered terrace on the first floor and a lovely city courtyard at the rear—rare features for a centrally located property.

Situated on the vibrant Merodelei, a busy and highly visible arterial road, this property benefits from excellent exposure. It's just a stone's throw from Turnhout's central train station, offering great accessibility via public transport and major roadways. Shops, schools, and essential amenities are all within walking distance.

An extra advantage: the current interior setup can be taken over under favorable terms, if desired. What's more, in consultation, it is possible to start using the property immediately after signing the preliminary agreement, so your project can get underway without delay.

In short, this is a property full of potential—offering space, flexibility, and a strategic location—ideal for anyone looking to combine business and living in the heart of Turnhout.

FINANCIAL

Price: € 399.000,00 VAT applied: No

Available: To be agreed upon Land registry income: € 3.683,00 Liberal profession possible: Yes

BUILDING

Surface: 435,00 m²

Fronts: 2

Construction year: 1967

State: Good state
Number of floors: 2
Width showcase: 5,00 m
Main area: 280 m²

Front width: 5,50 m Type roof: Flat roof

Orientation facade: South

COMFORT

Elevator: No

LOCATION

Environment: Commercial environment, city

Center

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes Sport center nearby: Yes

TERRAIN

Ground area: 396,00 m²

LAYOUT

Kitchen: Yes, US fully fitted Commercial space: Yes

Shower rooms: 1

Toilets: 3

Terrace: 25,00 m² Laundry: Yes Cellar: Yes

SPECIFIC AREA

Restaurant: Yes

Toilettes M/W: Yes (10)

ENERGY

EPC code: 20241003-0003396598-KNR-1

EPC class: F Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Heating: Individual

TECHNICS

Electricity: Yes Phone cables: Yes

Gas: Yes Water: Yes

Sewage: Yes

PLANNING

Destination: Living zone Building permission: Yes Parcelling permission: No Right of pre-emption: No Obligation to renovate: Yes

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

15/07/2025

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: D
P-score: D
Summons: No
Servitude: No