

## FOR SALE - MULTI-PURPOSE BUILDING

€ 310.000

Steenweg op Gierle 9, 2300 Turnhout

Ref. 4038 AK



Number of bedrooms: 2  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 156m<sup>2</sup>  
Surf. Plot: 130m<sup>2</sup>  
Surf. terrace: 22m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 197kwh/m<sup>2</sup>/j

## DESCRIPTION

### LIVE & WORK IN PERFECT HARMONY

**OPEN HOUSE - SATURDAY 1 AUGUST (BY APPOINTMENT ONLY)**

**Register today to secure your viewing!**

Are you looking for a property that seamlessly combines living, working and enjoying life? Then this move-in-ready, energy-efficient home is sure to impress. Behind its attractive façade lies a remarkably versatile property where comfort, character and functionality come together beautifully.

One of its greatest assets is the fully separate ground-floor commercial space, complete with its own private entrance and separate toilet. This allows business and private life to remain completely independent, making it ideal for a professional practice, office, boutique or any self-employed entrepreneur. Prefer additional living space? The commercial area can easily be reincorporated into the home, significantly expanding the residential living area and creating countless possibilities.

The bright first-floor living area offers a spacious lounge with an elegant fireplace that creates a warm and welcoming atmosphere. Adjacent is the stylish, fully fitted kitchen, combining quality, timeless design and practicality – the perfect place for cooking and entertaining.

The upper floor features two comfortable bedrooms and a luxurious bathroom with a generous walk-in shower, double washbasin and toilet, creating a refined space dedicated to relaxation and comfort.

The property also boasts a charming Mediterranean-style city garden, offering a private and low-maintenance oasis where you can unwind or entertain family and friends. At the rear, you'll find a garage/hobby room with rear access, ideal for parking, storage or use as a workshop.

Its central location is another major advantage. Situated within walking distance of the central railway station and offering excellent connections to major roads, the property is also close to shops, restaurants, schools and all everyday amenities.

**A truly unique property offering exceptional flexibility, where comfortable living, professional working and relaxed outdoor living come together in a prime location. More than just a home, this is a property that effortlessly adapts to your lifestyle and future ambitions.**

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## FINANCIAL

Price: € 310.000,00

VAT applied: No

Available: At the contract

Land registry income: € 770,00

Liberal profession possible: Yes (40,00 m²)

## BUILDING

Habitable surface: 156,00 m²

Fronts: 2

Construction year: 1956

Renovation: 2018

State: Good state

Number of floors: 2

Front width: 5,20 m

## LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 130,00 m²

Width at the street: 5,20 m

Garden: Yes (22,00 m²)

## LAYOUT

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

## ENERGY

EPC score: 197

EPC code: 20220928-0002684796-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Oil tank: 5.400 L

Living room: 40,00 m<sup>2</sup>

Dining room: 10,00 m<sup>2</sup>

Kitchen: 5,30 m<sup>2</sup>, US hyper equipped

Bedroom 1: 24,60 m<sup>2</sup>

Bedroom 2: 14,00 m<sup>2</sup>

Bathroom type: Shower

Shower rooms: 1

Toilets: 2

Terrace: 22,00 m<sup>2</sup>

## 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: Not disclosed

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
12/07/2026

Flooding area: Not located in flood area

G-score: C

P-score: C

Summons: No

Servitude: No

## PARKING

Garage: 1

Parkings inside: Yes