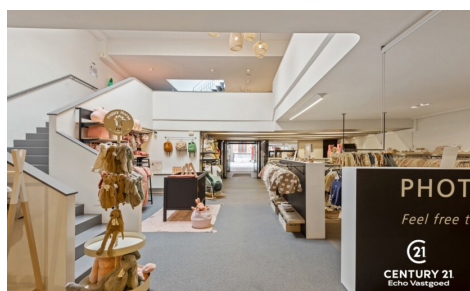


FOR SALE - MULTI-PURPOSE BUILDING

Patersstraat 8, 2300 Turnhout

€ 799.000

Ref. 4039 AK



Garages: 14

Availability: at the contract

Surf. Living: 1154m²

Surf. terrace: 20m²

Neighbourhood: commercial
 environment

DESCRIPTION

This exceptionally spacious commercial property, featuring a stylishly finished duplex flat, is situated in a highly central and commercial location in the heart of Turnhout. With approximately 800 m² of retail space, ample storage facilities and an optional underground car park available for purchase, this property is ideal for entrepreneurs, investors or those seeking a combination of living and working.

The building was thoroughly renovated in 2010, whilst retaining its authentic charm and distinctive neo-Rococo features.

The commercial space is spread over two spacious levels. The ground floor features an open-plan retail area with high ceilings, a sales counter, a kitchenette, toilet facilities and various storage areas. At the rear, there is direct access to the underground car park, ideal for deliveries. An elegant staircase with an open mezzanine leads to the first floor, which houses a spacious retail, office or presentation area, along with additional storage.

Above the retail space lies the luxurious duplex flat with high ceilings, stately doors and large windows. The property comprises a spacious living area with a gas fireplace, a fully equipped open-plan kitchen, a storage room, a guest toilet and a terrace at the rear.

On the top floor are two master suites, each with its own dressing room and en-suite bathroom. One bedroom also features a charming mezzanine.

The underground car park, with space for around fourteen cars, plus additional storage and a plant room, is available for purchase as an optional extra.

FINANCIAL

Price: € 799.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes

BUILDING

Surface: 1.154,00 m²

Fronts: 2

State: Good state

Main area: 475 m²

Front width: 11,00 m

Type roof: Point roof

Orientation facade: East

COMFORT

Pets allowed: Yes

Handicap friendly: No

SPECIFIC AREA

Toilettes M/W: Yes

Shopfloor: Yes

LOCATION

Environment: Commercial environment, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Train station nearby: Yes

Sport center nearby: Yes

TERRAIN

Orientation terrace 1: West

LAYOUT

Kitchen: Yes, US hyper equipped

Commercial space: Yes

Toilets: 2

Terrace: 20,00 m²

Balcony: Yes

Cellar: Yes

TECHNICS

ENERGY

EPC code: 20240113-0011163984-KNR-1

EPC class: X

Double glazing: Yes, thermic isol.

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Electricity: Yes

Electricity details: 220 V

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes, granted

Destination: Living zone with a cult., hist. and/or aesthetic value

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
28/07/2026

Summons: No

Servitude: No

PARKING

Garage: 14

Parking cars: 14

Parkings inside: 14