CENTURY 21
Echo Vastgoed

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FOR SALE - MULTI-PURPOSE BUILDING

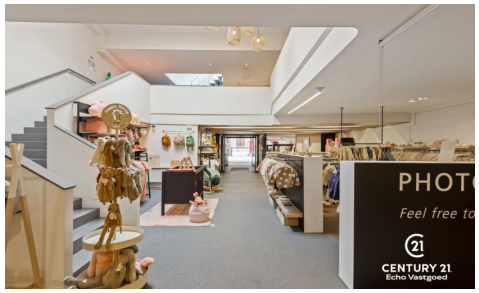
€ 799.000

Patersstraat 8, 2300

Ref. 4039









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

Electricity: Yes
Electricity details: 220 V

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

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 inventary certificate: Yes
Asbestos inventary certificate creation date: 28/07/2026
Summons: No
Servitude: No

PARKING

Garage: 14
Parking cars: 14
Parkings inside: 14