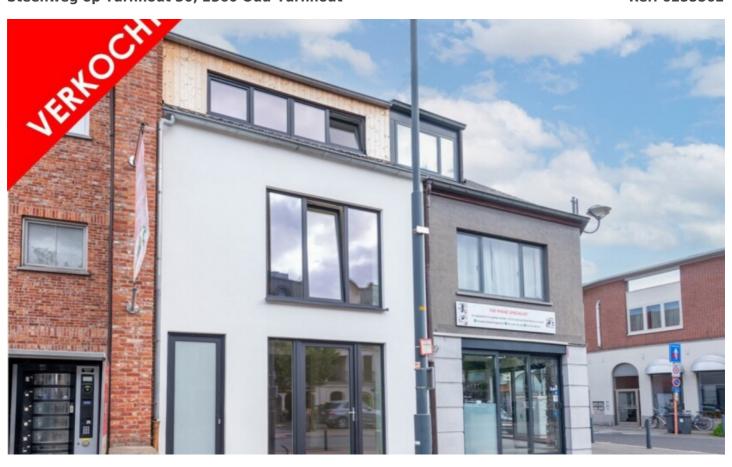


Dorp 29 , 2360 Oud-Turnhout **Phone number:** 014 48 12 21 **E-mail:** info@echovastgoed.be

## FOR SALE - DUPLEX

## On request Ref. 6255562

#### Steenweg op Turnhout 30, 2360 Oud-Turnhout



Number of bedrooms: 2 Number of bathrooms: 1 Availability: at the contract Surf. Living: 102m<sup>2</sup> Surf. terrace: 8m<sup>2</sup> Neighbourhood: central PEB/EPB: 117kwh/m²/j

## DESCRIPTION

Renovated and Energy Efficient 2-Bedroom Duplex Apartment

Discover this fully renovated and energy efficient duplex apartment, ideally located in the heart of Oud-Turnhout. With all amenities within walking distance, this property combines comfort, style and an excellent location.

The modern kitchen, equipped with high-end appliances, offers everything you need for daily meals and cozy dinners. The spacious living room is bathed in natural light thanks to the large windows and makes a cozy place to relax or receive guests.

The upper floor offers two spacious bedrooms, perfect for a family, home office or hobby room. The bathroom is a true oasis of calm, equipped with a spacious walk-in shower and a stylish bathroom cabinet. Finally, enjoy your private patio, a nice place to relax or enjoy the sun.

This move-in ready home offers not only a modern interior, but also an energy efficient lifestyle. Schedule a viewing today and be amazed by the charm of this beautiful duplex apartment!

## **FINANCIAL**

Price: Info at the office VAT applied: No Available: At the contract

## BUILDING

Habitable surface: 102,00 m<sup>2</sup> Fronts: 2 Construction year: 1954 Renovation: 2024 State: Renovated Floor: 1 Number of floors: 2 Main area: 185 m<sup>2</sup> Front width: 5,10 m Orientation facade: West

## COMFORT

Furnished: No Handicap friendly: No Elevator: No

## ENERGY

EPC score: 117 EPC code: 20240902-0003358265-RES-1 EPC class: B Double glazing: Yes Windows: Aluminium

# LOCATION

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

## TERRAIN

Garden: No Orientation terrace 1: East

# LAYOUT

Living room: 17,00 m<sup>2</sup> Kitchen: 22,00 m<sup>2</sup>, US hyper equipped Bedroom 1: 14,00 m<sup>2</sup> Bedroom 2: 9,00 m<sup>2</sup> Bathroom type: Shower Shower rooms: 1 Toilets: 2 Terrace: 8,00 m<sup>2</sup> Laundry: Yes Cellar: Yes

# TECHNICS

Electricity: Yes Phone cables: Yes Sewage: Yes Electricity certificate: Yes, conform Heating type: Gas (centr. heat.) Heating: Individual Water: Yes

#### PLANNING

Destination: Living zone Building permission: Yes Parcelling permission: No Right of pre-emption: No Intimation: No - no legal correction or administrative measure imposed Flooding area: Not located in flood area G-score: A P-score: A Summons: No Servitude: Yes

#### PARKING

Parkings inside: No