

## FOR SALE - HOUSE

Kapelstraat 9, 2360 Oud-Turnhout

On request

Ref. 3007 AK



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Number of bedrooms: 3  
Number of bathrooms: 1  
Garages: 1  
Availability: at the contract

Surf. Living: 101m<sup>2</sup>  
Surf. Plot: 264m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 571kwh/m<sup>2</sup>/j

## DESCRIPTION

In the heart of cozy Oud-Turnhout, just two minutes from downtown, is this charming single-story home, ideal for those who want central and comfortable living. With a practical layout and all rooms on the first floor, it is the perfect place for anyone looking for a quiet, accessible living environment.

Upon entering, you are welcomed into a spacious entrance hall that provides access to the bright living room. With its windows and spacious layout, the living room feels warm and inviting, a place where you can immediately relax and unwind. Adjacent you will find the kitchen, which offers plenty of opportunities to update completely to your own taste. A convenient storage area ensures that you always have extra storage space for all your belongings.

Furthermore, there are three comfortable bedrooms, spacious enough to furnish cozily. The bathroom is simple and with a little refreshment offers a lot of potential. Behind the house is a compact, green garden that is completely enclosed. It is a wonderful place to sit outside and enjoy peace and privacy, without having to do much maintenance. The greenery and enclosure create a sheltered atmosphere, ideal for enjoying the outdoors undisturbed.

Just steps from the home is a separate garage box, a valuable extra for those looking for parking convenience or extra storage space.

This home is available immediately and offers a unique opportunity to be refreshed to your own taste. With its excellent location and all amenities nearby, this property has everything to become a fine home. Curious? Contact us for a viewing and find out for yourself!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 793,00

## BUILDING

Habitable surface: 101,00 m<sup>2</sup>

Fronts: 3

Construction year: 1974

State: To be refreshed

Main area: 108 m<sup>2</sup>

Front width: 13,00 m

Type roof: Saddle roof

Orientation rear: South-east

Orientation facade: North-west

## COMFORT

Furnished: No

Elevator: No

## ENERGY

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Ground area: 264,00 m<sup>2</sup>

Width at the street: 16,00 m

Garden: Yes (100,00 m<sup>2</sup>)

Orientation terrace 1: South-east

## LAYOUT

Living room: 30,00 m<sup>2</sup>

Kitchen: 10,00 m<sup>2</sup>, US semi fitted

Bedroom 1: 14,00 m<sup>2</sup>

Bedroom 2: 10,00 m<sup>2</sup>

Bedroom 3: 6,00 m<sup>2</sup>

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 1

Terrace: 19,60 m<sup>2</sup>

EPC score: 571  
EPC code: 20240805-0003337102-RES-1  
EPC class: F  
Double glazing: Yes, thermic isol.  
Windows: Wood  
Electricity certificate: Yes, not conform  
Heating type: Gas  
Heating: Individual

Laundry: Yes  
Attic: Yes

## **TECHNICS**

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Sewage: Yes  
Gas: Yes  
Water: Yes

## **PLANNING**

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Obligation to renovate: Yes  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
05/08/2024  
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: No

## **PARKING**

Garage: 1  
Parkings outside: Yes  
Parkings inside: Yes