

## FOR SALE - EXCEPTIONAL APARTMENT

Patersstraat 76 B7, 2300 Turnhout

On request

Ref. 6972587



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

Surf. Living: 110m<sup>2</sup>  
Surf. terrace: 35m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 115kwh/m<sup>2</sup>/j

## DESCRIPTION

### Exceptionally Maintained Apartment with Two Spacious Terraces and a Private Garage Box in the Heart of Turnhout

Just a stone's throw from Turnhout's lively Grote Markt, this beautifully maintained apartment is located on the first floor of a small, quiet residential building. It offers the perfect balance between vibrant city life and peaceful, comfortable living.

The apartment stands out thanks to its high-quality finishes, excellent upkeep, and two terraces — the rear terrace being remarkably spacious, fully covered, and offering rare outdoor privacy.

You enter through a neat entrance hall that leads to a generous, light-filled living room. Adjacent is a fully equipped kitchen with an elegant natural stone countertop. A convenient utility room next to the kitchen provides space for a washer and dryer.

At the front, you'll find a cozy covered terrace overlooking the city's dynamic streetscape. Toward the rear of the apartment, a hallway connects to the two bedrooms and the expansive second terrace — ideal for enjoying the outdoors in peace and quiet.

The bathroom is spacious and features a large corner bathtub and a stylish vanity unit. The separate toilet is located in the hallway. The master bedroom opens directly onto the rear terrace, offering a serene sleeping environment. The second bedroom includes practical built-in wardrobes and also has access to the terrace.

Comfort is further enhanced by a large private garage box with automatic door, located in the rear garage complex. This garage is available for purchase at an additional cost of €25,000.

Are you looking for a move-in-ready apartment with style, space, and exceptional outdoor areas in one of Turnhout's best locations? Then this is a rare opportunity not to be missed.

#### Key Features:

- ✓ Prime location near the city center and Grote Markt
- ✓ Bright living space and kitchen
- ✓ 2 bedrooms, one with built-in wardrobes
- ✓ Two covered terraces - including one exceptionally spacious
- ✓ Utility room with washer connection
- ✓ Private garage box (mandatory purchase)
- ✓ Small, quiet residence

**An ideal apartment for those seeking central, comfortable, and peaceful living!**

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 883,00

## BUILDING

Habitable surface: 110,00 m<sup>2</sup>

Fronts: 2

## LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## LAYOUT

Kitchen: Yes, US hyper equipped

Construction year: 2006  
State: Very good state  
Floor: 1

## COMFORT

Furnished: No  
Elevator: Yes

## ENERGY

EPC score: 115  
EPC code: 20250711-0003643057-RES-1  
EPC class: B  
Double glazing: Yes, thermic isol.  
Windows: Thermal aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual

Bathroom type: Bath  
Shower rooms: 1  
Toilets: 1  
Terrace: 35,00 m<sup>2</sup>  
Laundry: Yes

## TECHNICS

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

## PLANNING

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

## PARKING

Garage: 1  
Parkings inside: 1