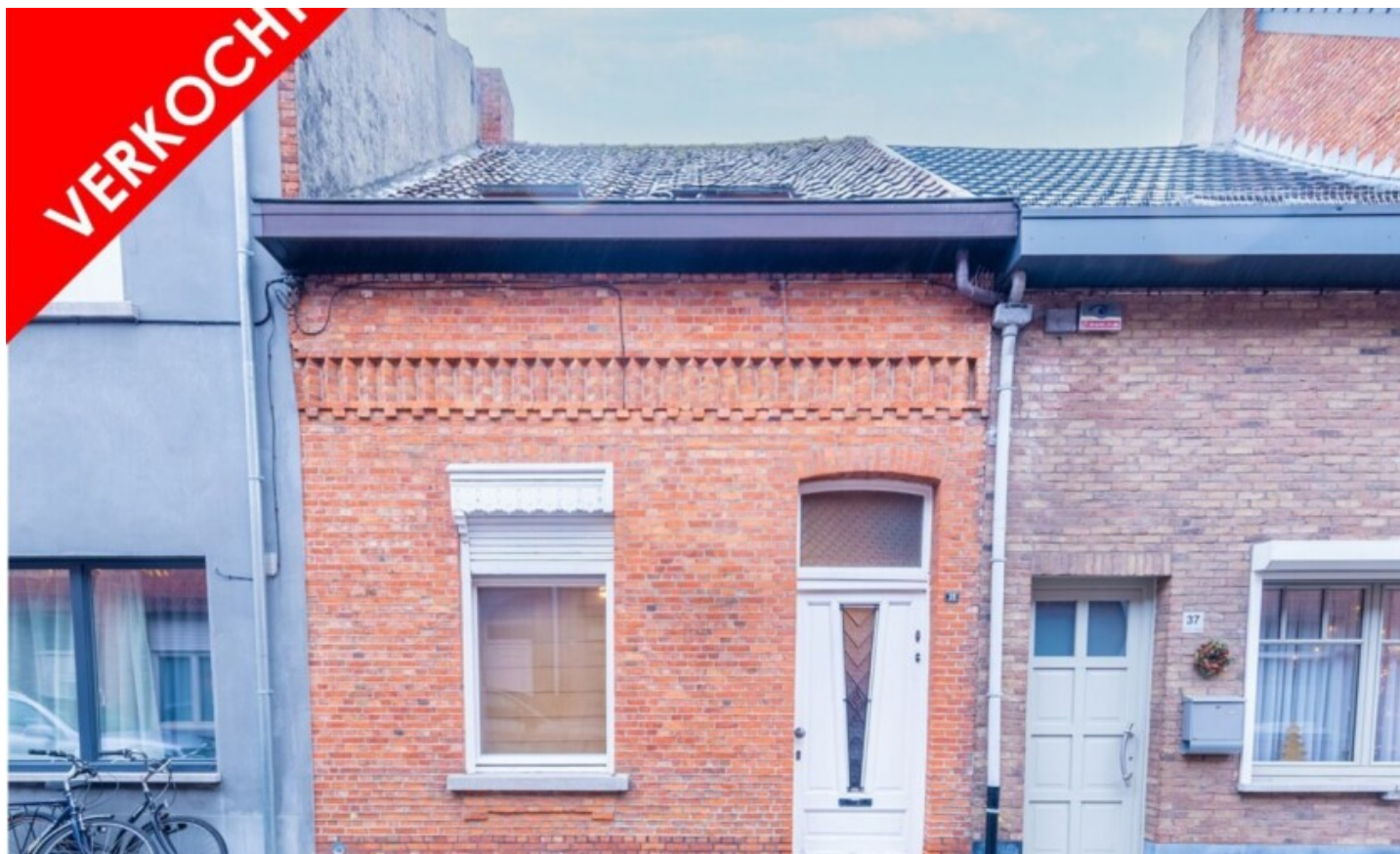


## FOR SALE - FAMILY HOUSE

Rivierstraat 35, 2300 Turnhout

On request

Ref. 3019 AK



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

Surf. Living: 119m<sup>2</sup>  
Surf. Plot: 152m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 384kwh/m<sup>2</sup>/j

## DESCRIPTION

House to refresh with garden, terrace and 3 bedrooms in the heart of Turnhout

This centrally but quietly located row house in the heart of Turnhout offers plenty of opportunities, both for starters and investors. The house is currently in rented condition at €925/month, which also makes it attractive as an investment.

Upon entering, you enter the entrance hall, which leads to a spacious and cozy living room. The open kitchen is well equipped and includes an induction stove, microwave and dishwasher.

On the second floor there are three bedrooms, one of which has practical bespoke wardrobes. The bathroom has a shower and a modern bathroom cabinet. The second floor offers a spacious attic room, which, thanks to the storage cabinets present, can perfectly serve as an additional bedroom or multipurpose room.

Outside, the property boasts a pleasant terrace, a lovely garden and a large garden shed, ideal for additional storage or hobbies.

With the combination of a quiet yet central location and rental character, this property is an interesting opportunity for families and investors alike. Contact us today for more information or a visit!

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 247,00

## BUILDING

Habitable surface: 119,00 m<sup>2</sup>

Fronts: 2

Construction year: 1918

Renovation: 1990

State: To be refreshed

Number of floors: 2

Main area: 72 m<sup>2</sup>

Front width: 4,80 m

Type roof: Saddle roof

Orientation rear: East

Orientation facade: West

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

## ENERGY

EPC score: 384

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 152,00 m<sup>2</sup>

Width at the street: 4,80 m

Garden: Yes (73,00 m<sup>2</sup>)

Orientation terrace 1: East

## LAYOUT

Kitchen: Yes, US fully fitted

Bathroom type: Shower

Shower rooms: 1

Toilets: 1

Terrace: 20,00 m<sup>2</sup>

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

EPC code: 20240328-0003100668-RES-2  
EPC class: D  
Double glazing: Yes  
Windows: Aluminium and wood  
Heating type: Gas  
Heating: Individual

Sewage: Yes  
Gas: Yes  
Water: Yes

## **PLANNING**

Destination: Living zone  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
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**

Parkings outside: No  
Parkings inside: No