CENTURY 21
Echo Vastgoed

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# FOR SALE - FLAT

**€ 199.000**

**Baron Frans du Fourstraat 4 B20, 2300**

**Ref. 4061AK**













Number of bedrooms: 3
Number of bathrooms: 1
Availability: tbd with the tenant

Surf. Living: 88m²
Surf. terrace: 12m²
Neighbourhood: city Center

PEB/EPB: 215kwh/m²/j

## DESCRIPTION

Just 50 metres from Turnhout's charming Grote Markt (Market Square), you will find this well-maintained, bright apartment featuring three bedrooms and a balcony.

Have you always dreamed of living in the vibrant city centre, surrounded by shops, restaurants, art and culture? With public transport just around the corner and all amenities within walking distance, there is no need to rely on your car. Look no further – this could be the perfect apartment for you!

Located on the second floor, also accessible by lift, this attractive apartment offers a bright and cleverly designed layout.

The entrance hall leads to a separate toilet and the first bedroom. The well-equipped kitchen benefits from plenty of natural daylight. The spacious living room opens onto a balcony at the rear, offering lovely views over Tweestorentjesplein.

A separate hallway provides access to two further generously sized bedrooms and a bathroom fitted with a shower and washbasins integrated into a vanity unit. A private storage room in the basement is also included.

**Also an excellent opportunity for investors!**

In addition to its attractive location and practical layout, this apartment represents an appealing investment opportunity. The property has been occupied by a reliable, long-standing tenant for many years, making it particularly interesting for investors seeking a property with an established tenancy and the possibility of continued rental income.

Purchasing the apartment for personal occupation is also possible.

**An attractive combination of a prime central location, comfortable living and excellent investment potential!**

For those requiring parking, spaces are regularly available to rent in the immediate vicinity at various price levels.

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## FINANCIAL

Price: € 199.000,00
VAT applied: No
Available: Tbd with the tenant
Land registry income: € 865,00

## BUILDING

Habitable surface: 88,00 m²
Fronts: 2
Construction year: 1984
Floor: 2
Number of floors: 1
Orientation facade: North

## COMFORT

Furnished: No
Parlophone: Yes
Elevator: Yes
Security door: Yes
Air conditioning: No

## LOCATION

Environment: City Center, central
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: No
Train station nearby: Yes
Sport center nearby: Yes
Beach nearby: No

## TERRAIN

Garden: No
Orientation terrace 1: South

## LAYOUT

Living room: 29,00 m²
Kitchen: 6,10 m², fully fitted
Bedroom 1: 8,50 m²
Bedroom 2: 7,40 m²
Bedroom 3: 11,20 m²

Pool: No

## ENERGY

EPC score: 215
EPC code: 20250723-0002004141-RES-2
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Gas
Heating: Individual

Bathroom 1: 4,30 m²
Bathroom type: Shower
Shower rooms: 1
Toilets: 1
Terrace: 12,00 m²
Balcony: Yes
Laundry: No
Cellar: Yes

## TECHNICS

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

## PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: No
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 10/08/2025
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No
Management measures recorded in the register of measures: No

## PARKING

Parkings outside: No
Parkings inside: No