CENTURY 21
Echo Vastgoed

Dorp 29 , 2360 Oud-Turnhout
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FOR SALE - FLAT

€ 199.000

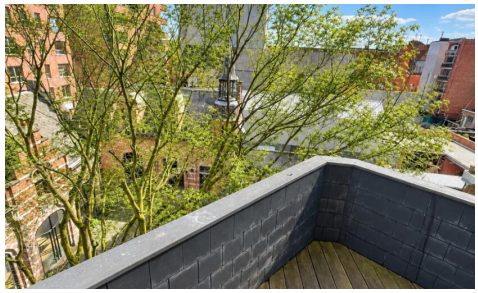
Baron Frans du Fourstraat 4 B22, 2300

Ref.









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

Surf. Living: 86m²
Surf. terrace: 4m²
Neighbourhood: central

PEB/EPB: 256kwh/m²/j

DESCRIPTION

Just 50 metres from Turnhout's charming Grote Markt (Market Square), you will find this well-maintained, bright apartment featuring 2 bedrooms and a balcony.

Dreaming of living in the vibrant city centre, with shops, restaurants, cultural attractions and public transport all within walking distance? Then this apartment is certainly worth your attention!

Located on the third and top floor, accessible by lift, this attractive apartment offers a pleasant and cleverly designed layout.

The entrance hall leads to a well-equipped kitchen with an adjoining storage room and plenty of natural daylight. The spacious living room provides access to the balcony at the rear, offering lovely panoramic views over Tweestorentjesplein and the surrounding area.

A separate hallway leads to two generously sized bedrooms and a bathroom featuring a bathtub with shower facilities and two washbasins. A private basement storage room is also included.

Also attractive to investors!

The apartment has been occupied by a reliable, long-standing tenant for quite some time, making it an appealing investment opportunity with an existing tenancy and the possibility of continued rental income.

Purchasing the apartment for personal occupation is also possible.

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

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

FINANCIAL

Price: € 199.000,00
VAT applied: No
Available: At the contract
Land registry income: € 909,00

BUILDING

Habitable surface: 86,00 m²
Fronts: 2
Construction year: 1984
State: Good state
Floor: 3
Number of floors: 1

COMFORT

Furnished: No
Elevator: Yes

ENERGY

EPC score: 256
EPC code: 20230621-0002924589-RES-1

LOCATION

Environment: Central, city Center
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Train station nearby: Yes
Sport center nearby: Yes

TERRAIN

Garden: No

LAYOUT

Living room: 36,00 m²
Kitchen: Yes, fully fitted
Bedroom 1: 13,00 m²
Bedroom 2: 10,00 m²
Bathroom type: Shower in bath
Toilets: 2
Terrace: 4,00 m²
Balcony: Yes
Laundry: Yes
Cellar: Yes

EPC class: C
Double glazing: Yes, thermic isol.
Windows: Vinyl
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

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: Not disclosed
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
Land registry section: R
Land registry number: 0420L2P0008
Servitude: No

PARKING

Parkings outside: No
Parkings inside: No