

## FOR SALE - GROUND-LEVEL HOUSE

Kleine Vondelweg 15, 2360 Oud-Turnhout

On request

Ref. 3041 AK



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

Surf. Living: 90m<sup>2</sup>  
Surf. Plot: 597m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 656kwh/m<sup>2</sup>/j

# DESCRIPTION

## Charming Single-Story Home with Potential in a Prime Location

Looking for a cozy home with charm and renovation potential? This single-story property, located within walking distance of the lively village center, offers plenty of opportunities to create your dream home.

Upon entering, you are welcomed into the entrance hall, which leads to the bright living room. Adjacent is the kitchen, which provides access to a spacious basement—ideal for extra storage. The home also features a bathroom and two comfortable bedrooms.

Outside, you can enjoy a spacious, green garden perfect for relaxation. Additionally, there is a detached garage box, ideal for secure parking or extra storage space.

In short, this is a home with character and potential, perfect for those who love to take on a renovation project. Interested? Contact us for a viewing!

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## FINANCIAL

Price: Info at the office  
VAT applied: No  
Available: At the contract

## BUILDING

Habitable surface: 90,00 m<sup>2</sup>  
Fronts: 4  
Construction year: 1956  
State: To be renovated  
Main area: 100 m<sup>2</sup>  
Front width: 7,50 m  
Type roof: Saddle roof

## COMFORT

Furnished: No  
Handicap friendly: Yes  
Elevator: No

## ENERGY

EPC score: 656  
EPC code: 20250324-0003559487-RES-1  
EPC class: F  
Double glazing: Yes, thermic isol.  
Windows: Vinyl  
Heating type: Gas  
Heating: Individual

## LOCATION

Environment: Central, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes  
Sport center nearby: Yes

## TERRAIN

Ground area: 597,00 m<sup>2</sup>  
Width at the street: 11,00 m  
Garden: Yes (250,00 m<sup>2</sup>)  
Orientation terrace 1: North

## LAYOUT

Living room: 20,00 m<sup>2</sup>  
Kitchen: 12,00 m<sup>2</sup>, semi fitted  
Bedroom 1: 17,20 m<sup>2</sup>  
Bedroom 2: 13,00 m<sup>2</sup>  
Bathroom type: Bath  
Shower rooms: 1  
Toilets: 1  
Terrace: 20,00 m<sup>2</sup>  
Cellar: Yes

## TECHNICS

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

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: No

Obligation to renovate: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
25/03/2025

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: No