

## FOR SALE - HOUSE

€ 245.000

Grote Vondelweg 1, 2360 Oud-Turnhout

Ref. 4003 AK



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

Surf. Living: 131m<sup>2</sup>  
Surf. Plot: 314m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 1435kwh/m<sup>2</sup>/j

## DESCRIPTION

Are you looking for a property that you can decorate entirely to your own taste, in an excellent location? Then this property in need of renovation in Oud-Turnhout is definitely worth a visit.

The property is located close to the bustling centre, with shops, schools and public transport within walking distance, while still enjoying the tranquillity of a pleasant residential area.

The entrance hall leads into the spacious living room. Adjacent to this is the kitchen, which you can decorate entirely to your own taste and style. The bathroom has a sitting bath with bathroom furniture. The house also has a separate toilet and a spacious storage room.

There are three bedrooms on the upper floor. In addition, there is an attic floor, which offers extra possibilities for storage or further furnishing.

An additional advantage is that the plot to the right of the property is also for sale. This building plot has a total area of 301 m<sup>2</sup>, which offers additional possibilities for expansion, a new construction project or investment (subject to the applicable regulations).

This property is ideal for those looking for a renovation project with great potential, possibly in combination with an interesting building plot, in a prime location in Oud-Turnhout.

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## FINANCIAL

Price: € 245.000,00

VAT applied: No

Available: At the contract

Land registry income: € 406,00

## BUILDING

Habitable surface: 131,00 m<sup>2</sup>

Fronts: 3

Construction year: 1948

State: To be renovated

Number of floors: 1

Front width: 5,80 m

Type roof: Saddle roof

Orientation rear: North-west

Orientation facade: South-east

## COMFORT

Furnished: No

Handicap friendly: No

## ENERGY

EPC score: 1435

EPC code: 20251230-0003767030-RES-1

EPC class: F

## LOCATION

Environment: Central, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 314,00 m<sup>2</sup>

Width at the street: 1,80 m

Garden: Yes

Orientation terrace 1: North-west

## LAYOUT

Living room: 26,60 m<sup>2</sup>

Dining room: 13,70 m<sup>2</sup>

Kitchen: 13,20 m<sup>2</sup>

Veranda: Yes

Bedroom 1: 26,00 m<sup>2</sup>

Bedroom 2: 13,70 m<sup>2</sup>

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 1

Laundry: Yes

Attic: Yes

Windows: Wood

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Destination: Living zone

Building permission: Yes

Parcelling permission: Not disclosed

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
30/12/2025

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: Yes