

FOR SALE - HOUSE

Kwakkelstraat 112 B-, 2300 Turnhout

On request

Ref. 2014 AK



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 4
Availability: at the contract

Surf. Living: 210m²
Surf. Plot: 687m²
Surf. terrace: 30m²
Neighbourhood: central

PEB/EPB: 637kwh/m²/j

DESCRIPTION

Unique home with garage, large warehouse/workhouse, garden, and outhouse in the heart of Turnhout!

Dwelling:

Spacious entrance hall with authentic features giving access to both the kitchen and living room. The living room has high ceilings, a beautiful wood stove and gives out to the kitchen. This is fully installed and has extra space to place a TV corner or a large dining area. Attached to the kitchen is a practical veranda where it is pleasant to stay in the in-between seasons. On the ground floor, another bathroom is provided behind the kitchen.

Floor:

Through the beautiful staircase in the entrance hall you reach the floor where a well maintained but classic bathroom is provided. This bathroom includes a toilet, bathtub and a sink in a cabinet. Also located on this floor are 3 sufficiently spacious bedrooms.

Upper floor:

The fixed staircase also takes you up to the upper floor which is closed with a door and has velux windows. This room is ideally suited to make several rooms.

outhouse:

Behind the home is an outhouse that is particularly charming and compact. Between the residence and the guest house is a beautifully landscaped, well-kept city garden that creates a nice demarcation between the front and the rear buildings. This space is currently divided as entrance, bathroom, kitchen, living room with dining room and 2 (bedroom) rooms.

Warehouse/workhouse:

Behind the guest house is connected the workhouse. This is a spacious, dry and high space that can be used for many purposes. A practical additional garage is adjacent to this at the back of the plot.

Garage:

In front of the plot is located a double garage which is open at the rear so that you can also easily reach/in the workhouse with larger objects.

Between the front garage and the house is a passage to get to the garden and the rear workhouse / outhouse.

A property with so many possibilities as this one we unfortunately do not often come across, be surprised by the versatility of this characterful spacious home!

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Land registry income: € 418,00
Liberal profession possible: Yes (150,00 m²)

BUILDING

Habitable surface: 210,00 m²
Fronts: 2
Construction year: 1934
Number of floors: 2
Main area: 390 m²

COMFORT

Furnished: No
Handicap friendly: No
Elevator: No
Blinds: Yes
Pool: No

ENERGY

EPC score: 637
EPC code: 20230816-0002965845-RES-1
EPC class: F
Double glazing: Yes, thermic isol.
Windows: Wood or pvc
Electricity certificate: Yes, not conform
Heating type: Oil (centr. heat.)
Heating: Individual

Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 687,00 m²
Width at the street: 10,50 m
Garden: Yes

LAYOUT

Kitchen: Yes, US fully fitted
Bureau: Yes
Veranda: Yes
Bathroom type: Shower and short bath
Shower rooms: 1
Toilets: 3
Terrace: 30,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Cable TV: Yes
Sewage: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: No
Right of pre-emption: No
Obligation to renovate: Yes
Asbestos inventory certificate: Yes
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: B
P-score: B
Summons: No
Servitude: No

PARKING

Garage: 4
Parkings outside: 2
Parkings inside: 4

