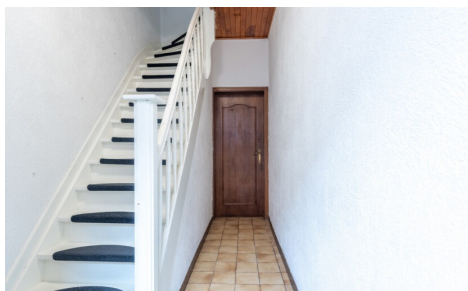


## FOR SALE - HOUSE

Prinsenstraat 79, 2300 Turnhout

€ 199.000

Ref. 3018 AK



Number of bedrooms: 3  
Number of bathrooms: 1  
Availability: at the contract

Surf. Living: 110m<sup>2</sup>  
Surf. Plot: 95m<sup>2</sup>  
Neighbourhood: central

PEB/EPB: 592kwh/m<sup>2</sup>/j

## DESCRIPTION

House to refresh with 3 bedrooms and terrace in the heart of Turnhout

This centrally but quietly located terraced house in the heart of Turnhout offers many opportunities, both for owner occupancy and for investors. The property is currently rented at €925/month, which makes it an interesting opportunity.

Upon entering, you enter the entrance hall, which leads to a cozy living room. The living room connects to the kitchen, which is practically equipped and offers direct access to a paved courtyard, ideal as a terrace or outdoor space.

On the second floor there are three spacious bedrooms. The bathroom has a comfortable bathtub and bathroom cabinet.

With its central location, rental condition and potential to be refreshed, this property is an attractive choice for those looking for a smart investment or a new home. Contact us today for more information or a visit!

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## FINANCIAL

Price: € 199.000,00

VAT applied: No

Available: At the contract

Land registry income: € 314,00

## BUILDING

Habitable surface: 110,00 m<sup>2</sup>

Fronts: 2

Construction year: 1930

Number of floors: 1

Type roof: Flat roof

Orientation rear: West

Orientation facade: East

## COMFORT

Furnished: No

Handicap friendly: No

Elevator: No

## ENERGY

EPC score: 592

EPC code: 20250219-0003504959-RES-1

EPC class: F

Double glazing: Yes

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: 95,00 m<sup>2</sup>

Width at the street: 5,10 m

Orientation terrace 1: West

## LAYOUT

Kitchen: Yes, US semi fitted

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 1

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
19/02/2025  
Intimation: No  
Flooding area: Not located in flood area  
G-score: B  
P-score: B  
Servitude: No

## **PARKING**

Parkings inside: No