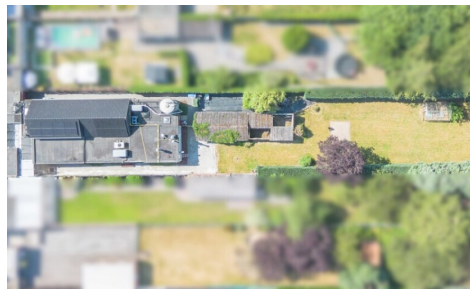


FOR SALE - MULTI-PURPOSE BUILDING

Steenweg op Mol 102, 2360 Oud-Turnhout

€ 549.000

Ref. 4034 AK



Availability: at the contract

Surf. Living: 557m²

PEB/EPB: 260kwh/m²/j

Surf. Plot: 1208m²

Neighbourhood: commercial
environment

DESCRIPTION

Exceptional commercial and residential property with a garden and numerous possibilities

A property like this rarely comes on the market. This fully equipped and excellently maintained bakery is being offered for sale as real estate, with the option to also take over the entire inventory and machinery. For those who wish to continue the existing business, this is a particularly attractive, turnkey opportunity featuring a well-maintained interior and high-quality, well-maintained machinery.

This property also offers an exceptional range of possibilities for a completely different use. With a usable area of more than 500 m² on a lot of approximately 1,208 m² and a convenient location on a major thoroughfare, the property lends itself to a wide variety of commercial, artisanal, or professional activities.

A significant added bonus is the fully equipped residence with its own entrance. The ground floor features a spacious living room and an adjoining, fully equipped kitchen. The upper floor has three spacious bedrooms and a bathroom. The insulated attic also offers additional expansion possibilities: if fitted with a fixed staircase, it can be converted into living space.

The beautiful garden completes the property and provides a pleasant blend of living and working. The property is in excellent condition and is ready for immediate use.

A unique combination of commercial space, living comfort, square footage, a garden, and potential.

FINANCIAL

Price: € 549.000,00

VAT applied: No

Available: At the contract

Land registry income: € 1.692,00

Liberal profession possible: Yes

BUILDING

Surface: 557,00 m²

Fronts: 2

Construction year: 1948

Renovation: 2015

State: Good state

Number of floors: 1

Front width: 13,00 m

Type roof: Point roof

Orientation facade: North-west

COMFORT

Handicap friendly: No

Elevator: No

SPECIFIC AREA

Shopfloor: Yes

LOCATION

Environment: Commercial environment, central

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 1.208,00 m²

Orientation terrace 1: South-east

LAYOUT

Kitchen: Yes, US hyper equipped

Commercial space: Yes

Toilets: 1

TECHNICS

Electricity: Yes

Phone cables: Yes

Gas: Yes

Water: Yes

ENERGY

EPC score: 260

EPC code: 20240110-0003104927-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Wood

Heating type: Gas

Heating: Individual

PLANNING

Building permission: Yes, granted

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date: 14/01/2024

Asbestos inventory certificate information: Niet-asbestveilig

Flooding area: Not located in flood area

G-score:  D

P-score:  D

Summons: No

Land registry section: F

Land registry number: 0318T3P0000

Servitude: No

Management measures recorded in the register of measures: No

PARKING

Garage: Yes

Parkings outside: Yes

Parkings inside: Yes