

## FOR SALE - MULTI-PURPOSE BUILDING

De Merodelei 118, 2300 Turnhout

€ 399.000

Ref. 3064 AK



Availability: to be agreed upon

Surf. Living: 435m<sup>2</sup>  
Surf. Plot: 396m<sup>2</sup>  
Surf. terrace: 25m<sup>2</sup>  
Neighbourhood: commercial environment

# DESCRIPTION

## Spacious Commercial Property with Residence in a Prime Location in the Heart of Turnhout

Are you looking for a versatile property with countless possibilities? This surprisingly spacious building, currently set up as a commercial space with an integrated residence, offers a unique opportunity to combine living and working in one location.

The ground floor boasts an exceptionally large commercial area, ideal for a wide range of business activities. Thanks to its flexible layout, internal walls can easily be modified or repositioned to suit your specific needs—perfect for use as a retail space, office, practice, or studio.

Upstairs, the residential area is generously laid out and features multiple bedrooms, a cozy living room, and a fully equipped kitchen. Additional highlights include a spacious, partially covered terrace on the first floor and a lovely city courtyard at the rear—rare features for a centrally located property.

Situated on the vibrant Merodelei, a busy and highly visible arterial road, this property benefits from excellent exposure. It's just a stone's throw from Turnhout's central train station, offering great accessibility via public transport and major roadways. Shops, schools, and essential amenities are all within walking distance.

**An extra advantage:** the current interior setup can be taken over under **favorable terms**, if desired. What's more, in consultation, it is possible to **start using the property immediately after signing the preliminary agreement**, so your project can get underway without delay.

In short, this is a property full of potential—offering space, flexibility, and a strategic location—ideal for anyone looking to combine business and living in the heart of Turnhout.

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## FINANCIAL

Price: € 399.000,00

VAT applied: No

Available: To be agreed upon

Land registry income: € 3.683,00

Liberal profession possible: Yes

## BUILDING

Surface: 435,00 m<sup>2</sup>

Fronts: 2

Construction year: 1967

State: Good state

Number of floors: 2

Width showcase: 5,00 m

Main area: 280 m<sup>2</sup>

Front width: 5,50 m

Type roof: Flat roof

Orientation facade: South

## COMFORT

Elevator: No

## LOCATION

Environment: Commercial environment, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 396,00 m<sup>2</sup>

## LAYOUT

Kitchen: Yes, US fully fitted

Commercial space: Yes

Shower rooms: 1

Toilets: 3

Terrace: 25,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

## SPECIFIC AREA

Restaurant: Yes

Toilettes M/W: Yes (10)

## ENERGY

EPC code: 20241003-0003396598-KNR-1

EPC class: F

Windows: Wood

Electricity certificate: Yes, not conform

Heating type: Oil (centr. heat.)

Heating: Individual

## TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: 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

Asbestos inventory certificate creation date:  
15/07/2025

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: 🏠 D

P-score: 🏠 D

Summons: No

Servitude: No