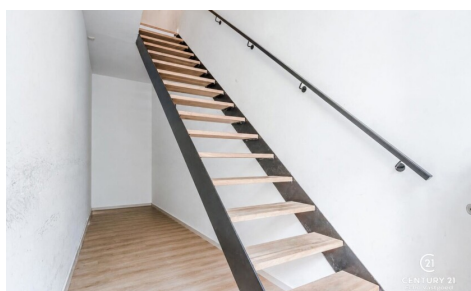


FOR SALE - TRIPLEX

Herentalsstraat 23 BB, 2300 Turnhout

€ 410.000

Ref. 4037 AK



Number of bedrooms: 3

Number of bathrooms: 1

Garages: 1

Availability: at the contract

Surf. Living: 169m²

Surf. terrace: 10m²

Neighbourhood: central

PEB/EPB: 172kwh/m²/j

DESCRIPTION

Exclusively renovated triplex apartment in the heart of Turnhout

The living areas are accessed through the entry hall on the ground floor. The first floor features a stylish and spacious kitchen-dining area. The completely renovated kitchen is equipped with high-quality appliances and offers direct access to the cozy terrace.

The second floor features a light-filled living room with impressive ceiling height, large windows, and a custom-built wall of cabinets. The laundry room, a guest restroom, and the stylish bathroom are also located here.

On the third floor is the first spacious bedroom with a separate restroom. This floor also features a beautiful mezzanine overlooking the living room.

The fourth floor features two additional bedrooms. The entire home is equipped with radiant floor heating, and all light fixtures, the custom-made curtains and blinds, as well as the freestanding kitchen island, are included in the sale.

A unique added value is the option to purchase the commercial space below, which can serve perfectly as retail or office space but also offers the possibility—subject to the necessary permits—to integrate it into the home, thereby creating an exceptional combination of living and working.

Finally, an underground parking space is optionally available on the adjacent Pieter Denefstraat.

FINANCIAL

Price: € 410.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes

BUILDING

Habitable surface: 169,00 m²

Fronts: 2

Construction year: 1939

Renovation: 2023

State: Very good state

Number of floors: 3

Front width: 4,50 m

Orientation facade: West

COMFORT

Furnished: No

Handicap friendly: No

Parlophone: Yes

Videophone: Yes

Elevator: No

LOCATION

Environment: Central, city Center

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

Beach nearby: No

TERRAIN

Orientation terrace 1: East

LAYOUT

Living room: 31,00 m²

Kitchen: 19,00 m², US hyper equipped

Bureau: 6,10 m²

Bedroom 1: 14,50 m²

Bedroom 2: 9,10 m²

Bedroom 3: 8,50 m²

Bathroom 1: 6,00 m²

Bathroom type: Shower in bath

Shower rooms: 1

Toilets: 2

Terrace: 10,00 m²

ENERGY

EPC score: 172

EPC code: 20221214-0002755024-RES-1

EPC class: B

Double glazing: Yes

Windows: Vinyl

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Laundry: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes

Destination: Living zone

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: No

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
14/03/2023

Flooding area: Not located in flood area

G-score: B

P-score: B

Summons: No

Servitude: No

Management measures recorded in the register of
measures: No

PARKING

Garage: 1