

FOR SALE - COUNTRY HOUSE

€ 999.000

Spechtendreef 1., 2360 Oud-Turnhout

Ref. 5933883



Number of bedrooms: 5
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 445m²
Surf. Plot: 2087m²
Surf. terrace: 50m²
Neighbourhood: residential
area

PEB/EPB: 207kwh/m²/j

DESCRIPTION

Luxury Villa in Green Oasis: Your Stylish Retreat Between City and Nature

Welcome to this rural luxury villa, nestled in a green residential area, perfectly located just a 25-minute drive from both Eindhoven and Antwerp. (16 minutes from ASML) This residence offers a rare combination of quiet exclusivity and optimal accessibility.

Inside, you are greeted to a perfectly renovated home, with a large, very nice living room with adjoining garden room that invites you to gather and entertain. The Villa is sold largely furnished and unfurnished (at extra cost). Including a stylish study, an overcompletely fitted kitchen with rear storage room, and enough bedrooms for the whole family.

The covered terrace with fully equipped outdoor kitchen acts as an extension of the living area, allowing you to enjoy outdoor living all year round. The beautifully landscaped garden provides an idyllic backdrop for relaxing and entertaining, while the beautiful fireplace adds warmth and atmosphere to the interior.

The villa itself exudes luxury and cosiness, with a beautiful choice of materials and a romantic architectural style reminiscent of a fairytale estate. The treehouse in the garden adds a playful element, while the luxurious "guesthouse" as an annex offers a perfect retreat for guests, live-in parents or a live-in adolescent.

The plot is very stylish and fully fenced, reinforcing a sense of security and privacy. The neighbourhood is known for its security, making this villa the ideal place to relax and enjoy quiet evenings.

With a carport and garage, there is ample parking for several vehicles, while the immaculate condition ensures carefree living. In short, this luxury villa offers everything you could want for a life of comfort, style and relaxation.

This is a unique property that you must experience with your own eyes and a measured opportunity that should not be missed!

FINANCIAL

Price: € 999.000,00

VAT applied: No

Available: At the contract

Indexed land registry income: € 2.853,00

BUILDING

Habitable surface: 445,00 m²

Fronts: 4

Construction year: 1976

Renovation: 2012

State: Very good state

Number of floors: 2

Main area: 280 m²

Front width: 24,00 m

COMFORT

LOCATION

Environment: Residential area, woods

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 2.087,00 m²

Width at the street: 63,00 m

Garden: Yes

LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Veranda: Yes

Furnished: Yes
Handicap friendly: Yes
Alarm: Yes
Videophone: Yes
Elevator: No

ENERGY

EPC score: 207
EPC code: 3244995
EPC class: C
Double glazing: Yes, thermic isol.
Windows: Wood
Heating type: Condensation
Heating: Individual

Bathroom type: Shower and bath tub
Toilets: 3
Terrace: 50,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living park
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No

PARKING

Garage: 1
Carport: Yes
Parkings outside: 4
Parkings inside: 1