

## FOR SALE - COUNTRY HOUSE

€ 1.375.000

Ganzendreef 4, 2360 Oud-Turnhout

Ref. 3068 AK



Number of bedrooms: 5  
Number of bathrooms: 4  
Garages: 3  
Availability: at the contract

Surf. Living: 416m<sup>2</sup>  
Surf. Plot: 4209m<sup>2</sup>  
Surf. terrace: 70m<sup>2</sup>  
Neighbourhood: villa

PEB/EPB: 245kwh/m<sup>2</sup>/j

## DESCRIPTION

Characterful country house with beautifully landscaped garden, outbuilding and additional building plot

In a residential and quiet area, this property offers a unique combination of charm, space and versatility. Moreover, you enjoy excellent accessibility, just 25 minutes from both Eindhoven (NL) and Antwerp (BE) - ideal for those who want central and quiet living.

Through the spacious entrance hall with guest toilet and separate office space you enter the cozy living space. The cozy fireplace, wide windows and the seamless transition to the dining room create a warm, homely atmosphere with views of the beautiful garden throughout. The fully equipped kitchen is pleasantly spacious and features a connecting storage room.

On the second floor are four full-sized bedrooms and three bathrooms. The master bedroom has its own walk-in dressing room, a spacious bathroom as well as a private sauna.

A special plus is the multi-purpose outbuilding, which consists of a spacious garage with three gates and more than enough storage space. The upper floor of this building is set up as a hobby room with a cozy bar, shower and separate toilet - ideal as guest accommodation. This floor is accessible via a separate external staircase.

The garden is truly a gem: laid out as a peaceful park with ponds and walking paths. This additional plot also offers potential for those thinking of building or expanding in the future.

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## FINANCIAL

Price: € 1.375.000,00

VAT applied: No

Available: At the contract

Land registry income: € 3.233,00

## BUILDING

Habitable surface: 416,00 m<sup>2</sup>

Fronts: 4

Construction year: 1991

State: Good state

Number of floors: 1

Front width: 19,00 m

Type roof: Thatched roof

Orientation rear: North-east

Orientation facade: West

## COMFORT

Furnished: No

Handicap friendly: Yes

Alarm: Yes

Videophone: Yes

## ENERGY

## LOCATION

Environment: Villa, residential area

School nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Ground area: 4.209,00 m<sup>2</sup>

Width at the street: 75,00 m

Garden: Yes

Orientation terrace 1: South-west

## LAYOUT

Living room: 75,00 m<sup>2</sup>

Dining room: 30,00 m<sup>2</sup>

Kitchen: 25,00 m<sup>2</sup>, US hyper equipped

Bureau: 12,00 m<sup>2</sup>

Bedroom 1: 29,50 m<sup>2</sup>

Bedroom 2: 24,00 m<sup>2</sup>

Bedroom 3: 16,00 m<sup>2</sup>

Bedroom 4: 15,00 m<sup>2</sup>

Bedroom 5: 20,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 4

Toilets: 6

EPC score: 245  
EPC code: 202507-0003647702-RES-1  
EPC class: C  
Double glazing: Yes, thermic isol.  
Windows: Wood  
Electricity certificate: Yes, not conform  
Electricity certificate date: 14/07/2025  
Heating type: Gas (centr. heat.)  
Heating: Individual

Terrace: 70,00 m²  
Second terrace: 25,00 m²  
Laundry: 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: Flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No

## PARKING

Garage: 3  
Parkings outside: 6  
Parkings inside: 3