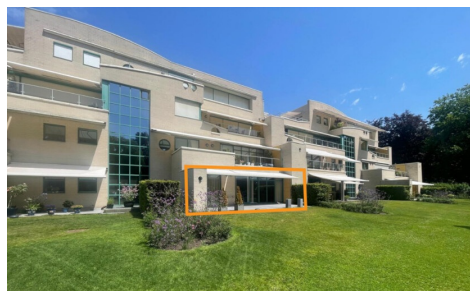


FOR SALE - GROUND FLOOR WITH GARDEN

€ 549.000

Steenweg op Mol 176 B2, 2360 Oud-Turnhout

Ref. 7216558



Number of bedrooms: 3
Number of bathrooms: 2
Garages: 2
Availability: at the contract

Surf. Living: 214m²
Surf. terrace: 20m²
Neighbourhood: woods

PEB/EPB: 148kwh/m²/j

DESCRIPTION

Exclusive ground floor luxury apartment in Residentie 'De Dennen', Oud-Turnhout

Located in the green and quiet surroundings of Residentie 'De Dennen' in Oud-Turnhout, this ground floor luxury apartment offers an exceptional living experience. You enter the private domain through the entrance on Steenweg op Mol and then drive past a beautifully landscaped park with winding footpaths and idyllic ponds. The building, in which the apartment is located, is surrounded by this green splendor, and from your living room and generous private terrace you will enjoy a breathtaking view of the park.

Exclusive ground floor flat in the prestigious park domain Residence 'De Dennen', where tranquillity, luxury and nature come together harmoniously. Through the stately entrance on Steenweg op Mol, you drive past beautifully landscaped walking paths and atmospheric ponds until you reach the stylish building. The flat is located on the quiet park side and offers a panoramic view of the greenery from the light-filled living room and the spacious, south-west facing terrace.

The entrance hall with cloakroom and guest toilet forms an elegant entrance. The spacious, open-plan living area connects seamlessly to the dining room and the fully equipped, modern kitchen – an inviting place for both intimate dinners and entertaining guests. In 2026, the flat was stylishly updated with solid oak herringbone parquet flooring, creating a warm and timeless look, and elegant steel and glass doors were installed between the living room and the kitchen, connecting light and space in a refined way.

The flat has three full bedrooms, two of which have practical built-in wardrobes. The master bedroom has direct access to the luxurious bathroom, equipped with a bathtub, walk-in shower and double sink.

The large terrace, equipped with a sun awning and outdoor storage, is the ideal place to enjoy the peaceful, green surroundings in complete privacy. In addition, a closed garage box and an open garage box with storage are mandatory purchases for €42,500.

A unique combination of serene location, high-quality finish and exceptional living comfort – a rare opportunity for those looking for exclusive living in a park domain.

FINANCIAL

Price: € 549.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.156,00

BUILDING

Habitable surface: 214,00 m²

Fronts: 2

Construction year: 1992

State: Renovated

COMFORT

Furnished: No

Handicap friendly: Yes

Concierge: Yes

LOCATION

Environment: Woods, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Garden: Yes (30.000,00 m²)

Orientation terrace 1: South-west

LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bathroom type: Shower and bath tub

Alarm: Yes
Parlophone: Yes
Videophone: Yes
Elevator: Yes

Shower rooms: 1
Toilets: 2
Terrace: 20,00 m²
Laundry: Yes

ENERGY

EPC score: 148
EPC code: 20241218-0003476347-RES-1
EPC class: B
Double glazing: Yes
Windows: Thermal aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

TECHNICS

Electricity: Yes
Phone cables: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
18/12/2024
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: 2
Parkings outside: Yes
Parkings inside: 2