



Located in the quiet, residential allotment "De Lint" in Oud-Turnhout, at a 25-minute drive from both Eindhoven (NL) and Antwerp, you will find this tastefully largely renovated villa on a beautiful plot of approx. 1471m<sup>2</sup>.

## Layout

### Ground floor

Entrance hall with guest toilet, office space (or 5th bedroom). You enter the living room through the double black steel doors. A solid oak floor, a cosy fireplace and the recently installed wardrobe set the tone of this property. The closet wall has a practical built-in desk that can easily be opened. The high-quality open kitchen is equipped with a steam oven-oven, combination oven, extractor hood, 2 sinks, dishwasher, wine cabinet, fridge, induction hob, a large composite worktop and lots of fitted cupboards. Adjacent to the kitchen is a practical storage area for storing daily appliances and provisions. A playfully hidden door in the kitchen leads to the laundry room, which offers plenty of space for shoes and also gives access to the terrace and garden. The former garage has been transformed into a hobby/work space that has a connecting storage area which in turn has connections to provide a possible extra bathroom. Think of possibilities to take parents into the house or give older children their own place indoors.

### 1st floor

Via the fixed staircase in the entrance hall, we arrive on the first floor landing. Here we find 3 spacious rooms, a night toilet, a shower room and a 4th (main) bedroom. The latter has a practical walk-in dressing room and an ensuite spacious bathroom offering a bath, toilet, shower as well as 2 washbasins. (The attic is spacious and insulated and accessible with a loft ladder)

## Outside

From the living room or the laundry room, you reach the back garden and the very recent swimming pool smiles at you. The covered terrace is also an absolute asset of this property. The garden is maintenance-friendly and fully fenced.

+++ Plus points++++

Recently heated swimming pool (automatic solar deck, heat pump, automatic ph and chlorine control)

Solar panels (22 pieces)

Large covered terrace adjacent to the house

Automatic entrance gate

Tastefully renovated to a large extent and energy efficient

Low-maintenance, enclosed garden with complete privacy

Large living space with possibility for live-in parent(s)

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## FINANCIAL

Price: € 898.000,00

VAT applied: No

Available: At the contract

## BUILDING

Habitable surface: 312,00 m<sup>2</sup>

Fronts: 4

Construction year: 1996

Renovation: 2019

Number of floors: 1

Front width: 19,50 m

Orientation rear: South-east

Orientation facade: North-west

## COMFORT

Furnished: No

Handicap friendly: No

Alarm: Yes

Parlophone: No

Videophone: No

Elevator: No

Air conditioning: Yes

Pool: Yes

## ENERGY

EPC score: 164

EPC code: 20230817-0001920564-RES-2

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

## LOCATION

Environment: Residential area, woods

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 1.471,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South-east

## LAYOUT

Living room: 50,00 m<sup>2</sup>

Kitchen: Yes, hyper equipped

Veranda: Yes

Bedroom 1: 25,00 m<sup>2</sup>

Bedroom 2: 35,00 m<sup>2</sup>

Bedroom 3: 12,00 m<sup>2</sup>

Bedroom 4: 16,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 3

Terrace: 70,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Phone syst.: No

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living park

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Obligation to renovate: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:  
05/08/2023

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: C

Water-sensitive open space area: No

Summons: No

Servitude: No

## **PARKING**

Carport: Yes

Parkings outside: 4

Parkings inside: No