

Dorp 29 , 2360 Oud-Turnhout **Phone number:** 014 48 12 21 **E-mail:** info@echovastgoed.be

# **FOR SALE - VILLA**

€ 799.000

Hoevestraat 25. B.., 2330 Merksplas

Ref. 6838495











Number of bedrooms: 5 Number of bathrooms: 2

Garages: 2

Availability: at the contract

Surf. Living: 358m<sup>2</sup> Surf. Plot: 2420m<sup>2</sup>

Surf. terrace: 85m<sup>2</sup>

Neighbourhood: residential

area

PEB/EPB: 215kwh/m²/j

#### **DESCRIPTION**

Very quietly located spacious villa with beautifully landscaped garden on approx. 2420m<sup>2</sup>

Impressive entrance hall with checkroom and guest toilet. The entrance hall also gives immediate access to the office.

Through double oak doors you enter the spacious L-shaped living room on natural stone with underfloor heating, a cozy fireplace and a panoramic view of the landscaped garden and sun terrace. Installed kitchen with cozy breakfast nook, practical storage room with connection for washer and dryer. Night hall with practical fitted wardrobes, master bedroom, bathroom with bath, shower and double washbasin. Double indoor garage with automatic panel door.

The beautiful oak staircase leads to the landing of the bedroom floor where there are 4 particularly spacious bedrooms, night toilet, dressing room and bathroom. The insulated attic is accessible by a sliding staircase.

#### Outside:

Beautifully landscaped garden enjoying complete privacy with large (newly constructed) sun terrace approx. 85 m²! convenient sprinkler system, 2 garden sheds, beautiful ponds.

#### Details:

- Natural stone floors
- Oak staircase and interior doors
- Double indoor garage
- Electric shutters with timer
- Partly underfloor heating
- New solar panels installed 2023
- Central heating replaced 12/2023

#### **FINANCIAL**

Price: € 799.000,00 VAT applied: No

Available: At the contract

Land registry income: € 1.742,00

#### BUILDING

Habitable surface: 358.00 m<sup>2</sup>

Fronts: 4

Construction year: 1990

Renovation: 2023 State: Very good state Number of floors: 1 Main area: 240 m<sup>2</sup> Front width: 18,00 m

# Type roof: Saddle roof

#### LOCATION

Environment: Residential area, woods

#### **TERRAIN**

Ground area: 2.420,00 m² Width at the street: 27,00 m

Garden: Yes

#### **LAYOUT**

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bathroom type: Shower and short bath

Shower rooms: 2

Toilets: 3

Terrace: 85,00 m<sup>2</sup> Laundry: Yes Attic: Yes

#### **COMFORT**

Furnished: No Videophone: Yes Elevator: No Blinds: Yes

## **ENERGY**

EPC score: 215

EPC code: 20250821-0002847553-RES-2

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Wood

Heating type: Gas (centr. heat.)

Heating: Individual

## **TECHNICS**

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

#### **PLANNING**

Destination: Living park
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

27/03/2023

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A P-score: B Summons: No Servitude: No

#### **PARKING**

Garage: 2

Parkings outside: 4 Parkings inside: 2