

## FOR SALE - VILLA

Sparrendreef 10, 2360 Oud-Turnhout

**€ 1.950.000**

**Ref. 1987 AK**



Number of bedrooms: 4

Surf. Living: 1007m<sup>2</sup>

PEB/EPB: 198kwh/m<sup>2</sup>/j

Number of bathrooms: 2

Surf. Plot: 2590m<sup>2</sup>

Garages: 2

Surf. terrace: 225m<sup>2</sup>

Availability: at the contract

Neighbourhood: villa

## DESCRIPTION

This modern villa is located in a quiet residential area, surrounded by a large plot of land with a green lawn and tall trees. The villa itself is a two-story white building with a dark grey roof. It features large windows and a prominent entrance with a glass door. The property is surrounded by a black metal fence. The villa is a modern, two-story white building with a dark grey roof. It features large windows and a prominent entrance with a glass door. The property is surrounded by a black metal fence.

This villa includes entrance hall, living room, kitchen, utility room, 4 bedrooms and 2 bathrooms, double indoor underground garage, indoor swimming pool with full spa and gym. Beautiful fully enclosed south-west facing garden with partly covered terraces 225m<sup>2</sup>.

Welcome to this contemporary villa. A spacious entrance hall on cream-coloured natural stone flooring, high ceilings and large glass windows create a real WOW upon entering.

Discover the playful layout and enjoy this tour with us.

From the living room on French oak, you are always involved in the outdoors. Beautiful windows let natural light in beautifully and create calm and cosiness in the sitting area by the gas-fired fireplace.

The dining room is centrally located between the sitting area and the kitchen, and in the bay window the grand piano sits beautifully, but little ones can install a fun play corner here. The ceiling-high sliding windows draw life out onto the terrace in fine weather. Lovely sitting on the south-west. On rainy days, move up a few metres to the covered terrace. These terraces were completely renovated in 2022.

You can cook to your heart's content here. Steam kettle, grill, teppanyaki, deep fryer, microwave, hot air oven, cooker, double fridge and freezer, dishwasher, in short, everything.

You don't have to miss out on the outdoors here either. The large windows can be opened, allowing you to serve your guests lavishly on the terraces.

Of course, the kitchen includes a spacious pantry where provisions are amply stored. From the kitchen, easy access to the underground garage where there is ample space for 2 cars.

On the mezzanine floor is the master bedroom with dressing room and private bathroom. From here, access to the wellness area in the basement. We couldn't make it any easier for you, swimming a few lengths in the pool every morning, or pampering yourself every evening in the Finnish sauna, Turkish bath, plunge pool, jacuzzi or simply relaxing on the -1 terrace by the pool. Speaking of privacy. Hungry after a swim? Here too, the spiral staircase provides access to the kitchen.

The sleeping area is fully arranged on the first floor. The spacious landing is bathed in natural light and features 3 spacious bedrooms, bathroom with bathtub, shower and washbasin. The toilet is separate.

The roof extension dates from 2005 and offers many possibilities. It currently houses a real gym. Of course, this space can be used in a variety of ways. Think work, painting, etc....

Garden:

Around this villa we find a large sun terrace (225m<sup>2</sup>) overlooking the beautiful garden. Anything is possible here, laze or garden, play football or a game of cricket. Children can play here to their heart's content. The entire garden is childproof enclosed.

Garden tools and storage are neatly stored in the insulated garden sheds

Details:

- residential prime location

---

## FINANCIAL

Price: € 1.950.000,00

VAT applied: No

Available: At the contract

Land registry income: € 4.478,00

## BUILDING

Habitable surface: 1.007,00 m<sup>2</sup>

Fronts: 4

Construction year: 1992

Number of floors: 3

Orientation rear: South-west

Orientation facade: North-east

## COMFORT

Alarm: Yes

Videophone: Yes

Elevator: No

Air conditioning: Yes

Pool: Yes

## SECURITY

Access control: Yes

## ENERGY

EPC score: 198

EPC code: 20230205-0002790658-RES1

EPC class: B

Double glazing: Yes, thermic and acoustic isol.

Windows: Aluminium

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

## LOCATION

Environment: Villa, shelterd location

## TERRAIN

Ground area: 2.590,00 m<sup>2</sup>

Garden: Yes (2.300,00 m<sup>2</sup>)

Orientation terrace 1: South-west

## LAYOUT

Living room: 80,00 m<sup>2</sup>

Kitchen: 45,00 m<sup>2</sup>, hyper equipped

Bureau: Yes

Veranda: Yes

Bedroom 1: 20,00 m<sup>2</sup>

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

Bedroom 3: 18,00 m<sup>2</sup>

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

Bathroom type: Luxury

Shower rooms: 2

Toilets: 4

Terrace: 225,00 m<sup>2</sup>

Second terrace: 225,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Ventilated space: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Phone syst.: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living park

Building permission: Not disclosed

Parcelling permission: Not disclosed

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

17/02/2023

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

## **PARKING**

Garage: 2

Carport: Yes

Parkings outside: Yes

Parkings inside: 2