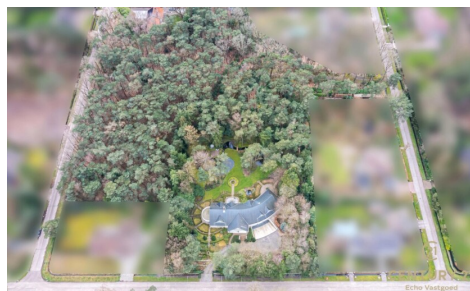
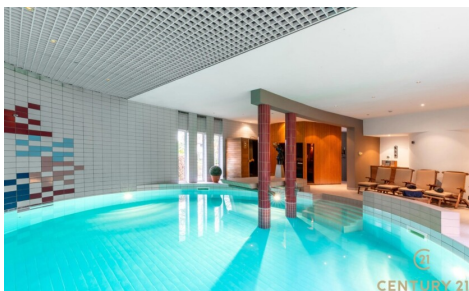


## FOR SALE - VILLA

2360 Oud-Turnhout

€ 1.495.000

Ref. 1982 AK



Number of bedrooms: 4  
 Number of bathrooms: 2  
 Garages: 4  
 Availability: at the contract

Surf. Living: 867m<sup>2</sup>  
 Surf. Plot: 11600m<sup>2</sup>  
 Surf. terrace: 50m<sup>2</sup>  
 Neighbourhood: residential area

PEB/EPB: 157kwh/m<sup>2</sup>/j

## DESCRIPTION

This particularly beautiful property is quietly and residentially located 150m from nature reserve De Liereman, with Eindhoven and Antwerp both at a distance of about 30 minutes by car.

Despite the generous living area of 870m<sup>2</sup>, the house exudes a cozy atmosphere. Interior and functionality are central, in addition, the construction is very solid due to the use of steel and concrete. The house was built using progressive techniques concerning, among other things, insulation, resulting in a favorable energy score of 157 kWh. Moreover, both the house and the beautiful garden – located on a plot of approx. 11600m<sup>2</sup> in an excellent state of maintenance.

Spacious entrance on marble floor followed by the entrance hall with access to the spacious living room on the left, the wellness area with swimming pool, sauna and infrared cabin on the right.

The living space consists of different areas that are cozy, in contact with each other and overlook the south-west facing landscaped garden in full privacy. For example, on the left we find the study corner with a spacious office, integrated into the whole. Furthermore, there is a sitting and TV / corner separated with a shared gas fireplace followed by a garden room. We also find a beautiful spacious dining room, with double doors to the terrace.

The fully equipped Bulthaup kitchen is timeless and equipped with the best appliances. Handy utility room with cupboards and an extra extractor hood and kitchen unit.

The entrance hall, which overlooks the swimming pool, has a guest toilet with wardrobe. The spacious night hall gives access to the master bedroom with roof terrace, dressing room and modern bathroom with whirlpool, double sink and shower. There are also two spacious bedrooms with a bathroom in between and each with its own dressing room. Furthermore, we find a fourth bedroom with sink, two spacious attic rooms and a storage room.

The wellness area with heated sun terrace consists of an indoor swimming pool and fireplace with cosy seating, sauna, infrared cabin, shower room, changing rooms and toilet.

The spacious night hall gives access to the master bedroom with roof terrace, dressing room and modern bathroom with whirlpool, double sink and shower. There are also two spacious bedrooms with a bathroom in between and each with its own dressing room. Furthermore, we find a fourth bedroom with sink, two spacious attic rooms and a storage room.

The basement consists of a wine cellar, a technical room, an archive room and has as an extra asset: a spacious garage with space for at least 4 to 5 cars. This floor is accessible through the utility room and one of the three automatic garage doors on the outside.

The exceptionally beautiful garden was laid out under architecture, first 5000m<sup>2</sup> around and behind the house is laid out as an ornamental garden, with ample provision of plants, behind it is a forest with an entrance from the adjacent street. The garden itself is equipped with a sprinkler system, garden lighting and pond with purification circulation.

Ground floor underfloor heating, first floor radiators

Alarm + camera surveillance, detection of external walls and lighting

Well 212m deep.

Aluminium windows, double glazing

Garage for 4/5 cars

Heated terraces

Built in ceiling speakers in living room, kitchen and covered terrace to dining room

Built-in ceiling speakers in living room, kitchen and covered terrace to dining room.

P-score A

G-score A

Asbestattest: no asbestos present

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## FINANCIAL

Price: € 1.495.000,00

VAT applied: No

Available: At the contract

## BUILDING

Habitable surface: 867,00 m<sup>2</sup>

Fronts: 4

Construction year: 1992

State: Very good state

Floor: 0

Number of floors: 1

Main area: 480 m<sup>2</sup>

Front width: 42,00 m

Orientation rear: South-west

Orientation facade: North-west

## COMFORT

Handicap friendly: No

Alarm: Yes

Videophone: Yes

Elevator: No

Pool: Yes

## ENERGY

EPC score: 157

EPC code: 0002852576-RES-1

EPC class: B

Double glazing: Yes, thermic isol.

Windows: Aluminium

Heating type: Gas

Heating: Individual

## LOCATION

Environment: Residential area, residential area

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 11.600,00 m<sup>2</sup>

Width at the street: 70,00 m

Garden: Yes

Orientation terrace 1: South-west

## LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bedroom 1: 60,00 m<sup>2</sup>

Bedroom 2: 33,00 m<sup>2</sup>

Bedroom 3: 33,00 m<sup>2</sup>

Bedroom 4: 26,00 m<sup>2</sup>

Bathroom type: All comfort

Shower rooms: 3

Toilets: 4

Terrace: 50,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Ventilated space: 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  
Asbestos inventory certificate: Yes  
Asbestos inventory certificate creation date:  
07/04/2023  
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: 4  
Parkings outside: 6  
Parkings inside: 5