

FOR SALE - VILLA

Goordijk 1.,, 2360 Oud-Turnhout

On request

Ref. 5325557.,



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

Surf. Living: 449m²
Surf. Plot: 3431m²
Surf. terrace: 50m²
Neighbourhood: residential
area

PEB/EPB: 358kwh/m²/j

DESCRIPTION

Spacious French manor on a plot of approx.3,400m² in Oud-Turnhout

This French manor comprises a.o. a spacious entrance hall with cloakroom and guest toilet, office space, living room with spacious lounge and dining room, kitchen, 4 bedrooms, dressing room, 2 bathrooms, indoor double garage and a cellar. The kitchen, bathrooms, roof and roof insulation were already completely renovated in 2009.

Welcome to this French villa on the edge of the "De Lint" development in Oud-Turnhout. A stately entrance hall with cloakroom and guest toilet on original slate gives you a warm welcome. The entrance hall is centrally located and offers you access to the living quarters on the one hand and to the first floor on the other. Clients can be received directly in the office area with original library cupboard. The living room is bathed in daylight and is L-shaped. From all angles, you are involved in the beautiful surrounding garden. In the spacious sitting area by the fireplace, it is cosy to sit by the television. The high ceilings and symmetrical windows characterise this French style. Adjacent is the spacious dining room. Access to the kitchen is via double opening doors.

The kitchen is fully oriented towards the rear façade. When the weather is nice, you can open the wall-to-wall windows and walk straight into the garden. From all angles, you maintain contact with your guests or children in the garden. This kitchen has already been completely renovated and it is really lovely here.

Made-to-measure cupboards, plenty of work surfaces, double fridge, double freezer, dishwasher, double sink, five-burner gas hob, extractor fan and semi-professional oven are provided. From the kitchen, access to the indoor garage with space for 2 cars. This property also has a wine cellar.

The first floor is accessed by easy stairs. The landing is bright and gives access to the 4 bedrooms and separate toilet. The master bedroom with coupled dressing room with fitted wardrobes and bathroom. This includes a double washbasin, bathtub, shower and bidet. The bathroom is fully clad in natural stone. Furthermore, this villa offers two spacious bedrooms with shared shower room, equipped with sink and shower. This too is clad entirely in natural stone. The smallest room has been converted into a study. The house also has a spacious finished attic that can be accessed via a loft ladder from the landing. This offers various possibilities in addition to storage space. (Additional room currently provided)

Terrace and garden:

The terrace has also been renewed with beautiful blue stone. Sitting behind the windbreak is lovely. The garden is mature and offers plenty of privacy. The small conservatory is ideal for garden and spice growing. The recent garden shed is in good condition and offers space for garden tools.

Special features: Stately villa in residential subdivision - Fully enclosed garden with automatic gate - Alarm - Roof renovation and insulation already in order - Quiet location and easy access to E34 Antwerp - Eindhoven

FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 2.248,00

BUILDING

LOCATION

Environment: Residential area, villa

Public transport nearby: Yes

TERRAIN

Ground area: 3.431,00 m²

Width at the street: 52,00 m

Habitable surface: 449,00 m²
Fronts: 4
Construction year: 1965
Renovation: 2009
State: Good state
Front width: 20,00 m
Type roof: French roof
Orientation rear: South-west
Orientation facade: North-east

COMFORT

Alarm: Yes
Elevator: No
Blinds: Yes

ENERGY

EPC score: 358
EPC code: 20220923-0002680615-RES-1
EPC class: D
Double glazing: Yes, thermic isol.
Windows: Steel
Heating type: Oil (centr. heat.)

Garden: Yes
Orientation terrace 1: South-west

LAYOUT

Living room: 75,00 m²
Dining room: 27,34 m²
Kitchen: 65,00 m², hyper equipped
Bureau: 13,35 m²
Bedroom 1: 18,00 m²
Bedroom 2: 17,95 m²
Bedroom 3: 9,29 m²
Bedroom 4: 7,78 m²
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 2
Terrace: 50,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living park
Building permission: Yes
Parcelling permission: Not disclosed
Right of pre-emption: No
Intimation: No - no legal correction or administrative measure imposed
Flooding area: Not located in flood area
Summons: No

PARKING

Garage: 2
Parkings outside: 2
Parkings inside: 2