

## FOR SALE - VILLA

Spreeuwendreef 6, 2360 Oud-Turnhout

€ 799.000

Ref. 5870698



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

Surf. Living: 327m<sup>2</sup>  
Surf. Plot: 1700m<sup>2</sup>  
Surf. terrace: 60m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 350kwh/m<sup>2</sup>/j

## DESCRIPTION

Largely single-storey, recently renovated villa with beautifully landscaped and fenced garden enjoying complete privacy on a plot of approx. 1700m<sup>2</sup> in residential allotment "De Lint".

This unique property is located in the woody area of picturesque Oud-Turnhout, near extensive forests where it is lovely to walk and yet only 25 minutes by car from both Eindhoven (NL) and Antwerp (BE).

### Layout

Entrance hall on beautiful oak parquet with cloakroom and guest toilet. Office space with fitted cupboards. Adjacent to the entrance hall is a bedroom with private bathroom with toilet, washbasin and shower. Playfully laid-out living room with a cosy seating area around the fireplace. The dining room enjoys panoramic views of the beautiful garden and terraces. The living room in turn gives access through the sliding windows to the sun terrace where of course electric awnings are present where it is nice to stay. The kitchen has a practical layout, plenty of cupboard space and a low-maintenance stone worktop. The kitchen is fully equipped with quality appliances. Behind the kitchen is a hallway where the laundry room is provided. From the living room, you enter the master bedroom which is a "suite" in itself. This room is spacious in area, has a nice view of the garden is equipped with fitted wardrobes and gives out to the private walk-in dressing room. A door letting light through gives access to the adjoining bathroom with double sink, shower and bathtub.

Attached to the "back hall" is a toilet and the staircase leading to the upper floor. Here is a particularly spacious room that could serve as a bedroom, office or possibly even be split up due to its generous dimensions. This room has another adjacent (storage) room that also has natural light. In terms of layout, there are countless possibilities here.

The garage offers space for 2 cars and has a rear spacious storage area where a lot can be stored.

### Outside

The garden is really beautifully landscaped. Large terraces that enjoy complete privacy both in and out of the sun. Not in the mood for spontaneous visitors? With the automatic entrance gate closed and the car in the garage, there is no greater peace and quiet to be found than in this home. Life-proof living because of its single-storey character is therefore a great asset.

+++Plus points+++

Fully fenced in

Beautifully landscaped mature garden with garden watering via groundwater

Single storey, life-proof living

Recently largely renovated

Double indoor garage

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## FINANCIAL

Price: € 799.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.097,00

## LOCATION

Environment: Residential area, villa

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## BUILDING

Habitable surface: 327,00 m<sup>2</sup>

Fronts: 4

Construction year: 1972

Renovation: 2023

State: Renovated

Main area: 286 m<sup>2</sup>

Front width: 22,00 m

Type roof: Point roof

Orientation rear: East

Orientation facade: West

## COMFORT

Furnished: No

Alarm: Yes

Videophone: Yes

Elevator: No

## SECURITY

Access control: Yes

## ENERGY

EPC score: 350

EPC code: 20230314-0002835453-RES-2

EPC class: D

Double glazing: Yes

Heating type: Gas

Heating: Individual

Sport center nearby: Yes

## TERRAIN

Ground area: 1.700,00 m<sup>2</sup>

Width at the street: 38,00 m

Garden: Yes (1.428,00 m<sup>2</sup>)

## LAYOUT

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

Dining room: 20,00 m<sup>2</sup>

Kitchen: 13,00 m<sup>2</sup>, US hyper equipped

Bureau: Yes

Veranda: Yes

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

Bedroom 2: 17,00 m<sup>2</sup>

Bedroom 3: 44,00 m<sup>2</sup>

Bedroom 4: 11,50 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 3

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

Second terrace: 60,00 m<sup>2</sup>

Laundry: 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:  
22/03/2024

Intimation: No - no legal correction or  
administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## **PARKING**

Garage: 2

Parkings outside: 4

Parkings inside: 2