Dorp 29 , 2360 Oud-Turnhout
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FOR SALE - VILLA

€ 1.295.000

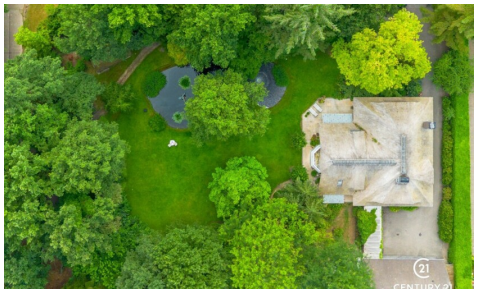
Ganzendreef 4, 2360 Oud-

Ref. 3068









Number of bedrooms: 5
Number of bathrooms: 4
Garages: 3
Availability: at the contract

Surf. Living: 416m²
Surf. Plot: 4279m²
Surf. terrace: 70m²
Neighbourhood: villa

PEB/EPB: 245kwh/m²/j

DESCRIPTION

Characterful country house with beautifully landscaped garden and outbuilding

In a residential and quiet area, this property offers a unique combination of charm, space and versatility. Moreover, you enjoy excellent accessibility, just 25 minutes from both Eindhoven (NL) and Antwerp (BE) - ideal for those who want central and quiet living.

Through the spacious entrance hall with guest toilet and separate office space you enter the cozy living space. The cozy fireplace, wide windows and the seamless transition to the dining room create a warm, homely atmosphere with views of the beautiful garden throughout. The fully equipped kitchen is pleasantly spacious and features a connecting storage room.

On the second floor are four full-sized bedrooms and three bathrooms. The master bedroom has its own walk-in dressing room, a spacious bathroom as well as a private sauna.

A special plus is the multi-purpose outbuilding, which consists of a spacious garage with three gates and more than enough storage space. The upper floor of this building is set up as a hobby room with a cozy bar, shower and separate toilet - ideal as guest accommodation. This floor is accessible via a separate external staircase.

The garden is truly a gem: laid out as a peaceful park with ponds and walking paths.

FINANCIAL

Price: € 1.295.000,00
VAT applied: No
Available: At the contract
Land registry income: € 3.233,00

BUILDING

Habitable surface: 416,00 m²
Fronts: 4
Construction year: 1991
State: Good state
Number of floors: 1
Front width: 19,00 m
Type roof: Thatched roof
Orientation rear: North-east
Orientation facade: West

COMFORT

Furnished: No
Handicap friendly: Yes
Alarm: Yes
Videophone: Yes

ENERGY

EPC score: 245
EPC code: 202507-0003647702-RES-1

LOCATION

Environment: Villa, residential area
School nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Ground area: 4.279,00 m²
Width at the street: 75,00 m
Garden: Yes
Orientation terrace 1: South-west

LAYOUT

Living room: 75,00 m²
Dining room: 30,00 m²
Kitchen: 25,00 m², US hyper equipped
Bureau: 12,00 m²
Bedroom 1: 29,50 m²
Bedroom 2: 24,00 m²
Bedroom 3: 16,00 m²
Bedroom 4: 15,00 m²
Bedroom 5: 20,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 4
Toilets: 6
Terrace: 70,00 m²
Second terrace: 25,00 m²

EPC class: C
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, not conform
Electricity certificate date: 14/07/2025
Heating type: Gas (centr. heat.)
Heating: Individual

Balcony: Yes
Laundry: Yes
Attic: Yes

TECHNICS

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

PLANNING

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

PARKING

Garage: 3
Parking cars: 6
Parkings outside: 6
Parkings inside: 3