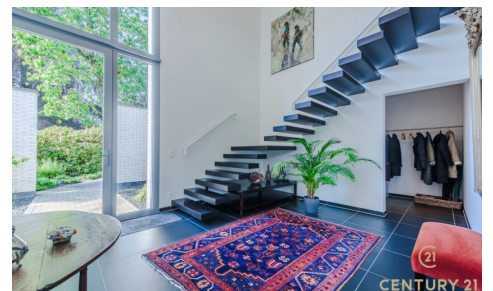


## FOR SALE - VILLA

Spechtendreef 4, 2360 Oud-Turnhout

€ 1.495.000

Ref. 4030 AK



Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 2  
Availability: at the contract

Surf. Living: 415m<sup>2</sup>  
Surf. Plot: 1859m<sup>2</sup>  
Surf. terrace: 150m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 102kwh/m<sup>2</sup>/j

# DESCRIPTION

## EXCLUSIVE ARCHITECT-DESIGNED VILLA IN A PRIME LOCATION IN DE LINT RESIDENTIAL ESTATE

Set on a beautiful southwest-facing plot within walking distance of the unique De Liereman nature reserve, this contemporary architect-designed villa offers an exceptional blend of timeless architecture, generous living spaces and high-quality finishes. Ideally located, both Eindhoven and Antwerp are only approximately 25 minutes away.

Upon entering, you are welcomed by a spacious entrance hall with cloakroom and guest toilet. Elegant double doors lead to the impressive living room, where large windows frame panoramic views of the beautifully landscaped garden. The abundance of natural light and seamless connection with the outdoors create a truly exceptional living experience. Adjacent to the living area is an open space, ideal as a home office.

A stylish double-sided fireplace elegantly connects the living room with the spacious kitchen-diner. The kitchen is impeccably maintained and features quality appliances. Large sliding doors provide direct access to the terraces and garden. A practical utility room and separate laundry room are located behind the kitchen. The ground floor is further complemented by an integrated double garage with automatic door and passenger lift.

Upstairs, the generous landing leads to the impressive master suite with walk-in dressing room and luxurious bathroom. Two additional full-sized bedrooms share a bathroom, while a spacious study can easily be converted into a fourth bedroom and benefits from its own private terrace.

Outside, the mature, fully enclosed garden offers complete privacy and sun terraces and a covered terrace invite you to enjoy outdoor living. An additional detached garage building provides ample space for extra vehicles.

The villa is also exceptionally low-maintenance thanks to its durable aluminium window frames and high-quality brick façades, eliminating the need for exterior painting while preserving its elegant appearance.

### KEY FEATURES

- Southwest-facing plot with optimal sun exposure
- Passenger lift to the first floor
- Floor heating on both ground and first floors
- Integrated double garage with automatic door
- Detached garage building with storage loft
- Alarm system
- Exterior sun screens
- Beautifully landscaped, fully enclosed garden
- Large terraces and a covered, heated terrace

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## FINANCIAL

- Price: € 1.495.000,00
- VAT applied: No
- Available: At the contract
- Land registry income: € 3.297,00
- Liberal profession possible: Yes

## BUILDING

- Habitable surface: 415,00 m<sup>2</sup>
- Fronts: 4
- Construction year: 2013

## LOCATION

- Environment: Woods, residential area
- School nearby: Yes
- Shops nearby: Yes
- Public transport nearby: Yes
- Highway nearby: Yes
- Sport center nearby: Yes

## TERRAIN

- Ground area: 1.859,00 m<sup>2</sup>
- Width at the street: 35,00 m

State: Very good state  
Number of floors: 1  
Main area: 240 m<sup>2</sup>  
Front width: 20,00 m  
Type roof: Flat roof  
Orientation rear: South

## COMFORT

Furnished: No  
Handicap friendly: Yes  
Alarm: Yes  
Videophone: Yes  
Elevator: Yes  
Blinds: Yes  
Pool: No

## ENERGY

EPC score: 102  
EPC code: 20260601-0003880758-Res1  
EPC class: B  
Double glazing: Yes, thermic isol.  
Windows: Aluminium  
Electricity certificate: Yes, conform  
Heating type: Gas (centr. heat.)  
Heating: Individual  
Water tank: Yes

Garden: Yes (950,00 m<sup>2</sup>)  
Orientation terrace 1: South

## LAYOUT

Living room: 48,50 m<sup>2</sup>  
Dining room: 28,50 m<sup>2</sup>  
Kitchen: 18,60 m<sup>2</sup>, US hyper equipped  
Bureau: 21,50 m<sup>2</sup>  
Veranda: Yes  
Bedroom 1: 19,40 m<sup>2</sup>  
Bedroom 2: 19,20 m<sup>2</sup>  
Bedroom 3: 30,90 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Shower rooms: 2  
Toilets: 3  
Terrace: 150,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: No

## TECHNICS

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

## PLANNING

Building permission: Yes, granted  
Destination: Living park  
Intimation: No - no legal correction or administrative measure imposed  
Right of pre-emption: No  
Parcelling permission: Yes  
Water-sensitive open space area: No  
Obligation to renovate: No  
Flooding area: Not located in flood area  
G-score: A  
P-score: A  
Summons: No  
Servitude: No  
Management measures recorded in the register of measures: No

## PARKING

Garage: 2  
Parkings outside: 4  
Parkings inside: 5

