Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

FOR SALE - VILLA

On request

Spechtendreef 4., 2360 Oud-

Ref. 7708488.







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

Surf. Living: 415m²
Surf. Plot: 1859m²
Surf. terrace: 150m²
Neighbourhood: woods

PEB/EPB: 102kwh/m²/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

FINANCIAL

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

BUILDING

Habitable surface: 415,00 m²
Fronts: 4
Construction year: 2013
State: Very good state
Floor: 0

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 m²
Width at the street: 35,00 m
Garden: Yes (950,00 m²)
Orientation terrace 1: South

Number of floors: 1
Main area: 240 m²
Front width: 20,00 m
Outhouse: Yes
Type roof: Flat roof
Orientation rear: South

COMFORT

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

SPECIFIC AREA

Shopfloor: Yes

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

LAYOUT

Living room: 48,50 m²
Dining room: 28,50 m²
Kitchen: 18,60 m², US hyper equipped
Bureau: 21,50 m²
Veranda: Yes
Bedroom 1: 19,40 m²
Bedroom 2: 19,20 m²
Bedroom 3: 30,90 m²
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 3
Terrace: 150,00 m²
Balcony: Yes
Laundry: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Septic well: 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
Servitude: No

PARKING

Garage: 2
Parking cars: 5