Dorp 29 , 2360 Oud-Turnhout
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FOR SALE - VILLA

€ 875.000

Vlinderweg 6, 2360 Oud-Turnhout

Ref. 7872897

Number of bedrooms: 5
Number of bathrooms: 2
Availability: at the contract

Surf. Living: 312m²
Surf. Plot: 1471m²
Surf. terrace: 70m²
Neighbourhood: residential area

PEB/EPB: 164kwh/m²/j

DESCRIPTION

Located in the quiet, residential allotment "De Lint" in Oud-Turnhout, at a 25-minute drive from both Eindhoven (NL) and Antwerp, you will find this tastefully largely renovated villa on a beautiful plot of approx. 1471m².

Layout

Ground floor

Entrance hall with guest toilet, office space (or 5th bedroom). You enter the living room through the double black steel doors. A solid oak floor, a cosy fireplace and the recently installed wardrobe set the tone of this property. The closet wall has a practical built-in desk that can easily be opened. The high-quality open kitchen is equipped with a steam oven-oven, combination oven, extractor hood, 2 sinks, dishwasher, wine cabinet, fridge, induction hob, a large composite worktop and lots of fitted cupboards. Adjacent to the kitchen is a practical storage area for storing daily appliances and provisions. A playfully hidden door in the kitchen leads to the laundry room, which offers plenty of space for shoes and also gives access to the terrace and garden. The former garage has been transformed into a hobby/work space that has a connecting storage area which in turn has connections to provide a possible extra bathroom. Think of possibilities to take parents into the house or give older children their own place indoors.

1st floor

Via the fixed staircase in the entrance hall, we arrive on the first floor landing. Here we find 3 spacious rooms, a night toilet, a shower room and a 4th (main) bedroom. The latter has a practical walk-in dressing room and an ensuite spacious bathroom offering a bath, toilet, shower as well as 2 washbasins. (The attic is spacious and insulated and accessible with a loft ladder)

Outside

From the living room or the laundry room, you reach the back garden and the very recent swimming pool smiles at you. The covered terrace is also an absolute asset of this property. The garden is maintenance-friendly and fully fenced.

+++ Plus points++++

Recently heated swimming pool (automatic solar deck, heat pump, automatic ph and chlorine control)

Solar panels (22 pieces)

Large covered terrace adjacent to the house

Automatic entrance gate

Tastefully renovated to a large extent and energy efficient

Low-maintenance, enclosed garden with complete privacy

Large living space with possibility for live-in parent(s)

FINANCIAL

Price: € 875.000,00
VAT applied: No
Available: At the contract

BUILDING

Habitable surface: 312,00 m²
Fronts: 4
Construction year: 1996
Renovation: 2019
Number of floors: 1
Main area: 185 m²
Front width: 20,00 m
Orientation rear: South-east
Orientation facade: North-west

COMFORT

Furnished: No
Handicap friendly: No
Alarm: Yes
Parlophone: No
Videophone: No
Elevator: No
Air conditioning: Yes
Pool: Yes

ENERGY

EPC score: 164
EPC code: 20230817-0001920564-RES-2
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

LOCATION

Environment: Residential area, woods
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes
Sport center nearby: Yes

TERRAIN

Ground area: 1.471,00 m²
Width at the street: 37,00 m
Garden: Yes
Orientation terrace 1: South-east

LAYOUT

Living room: 50,00 m²
Kitchen: Yes, hyper equipped
Veranda: Yes
Bedroom 1: 25,00 m²
Bedroom 2: 35,00 m²
Bedroom 3: 12,00 m²
Bedroom 4: 16,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 2
Toilets: 3
Terrace: 70,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Phone syst.: No
Cable TV: Yes
Sewage: 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
Water-sensitive open space area: No
Obligation to renovate: No

Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 05/08/2023
Flooding area: Not located in flood area
G-score: A
P-score: C
Servitude: No

PARKING

Parking cars: 4
Carport: Yes