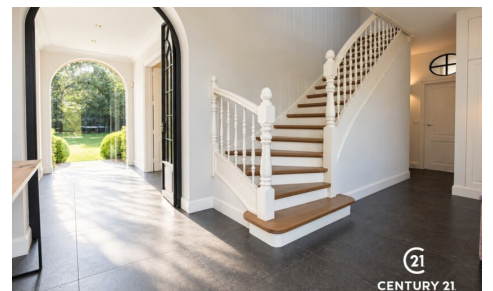


FOR SALE - VILLA

€ 1.495.000

Berkendreef 3, 2360 Oud-Turnhout

Ref. 4063 AK



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

Surf. Living: 417m²
Surf. Plot: 2450m²
Surf. terrace: 80m²
Neighbourhood: quiet

PEB/EPB: 168kwh/m²/j

DESCRIPTION

Timeless architecture, exceptional privacy, and a prestigious address

Located in one of Oud-Turnhout’s most sought-after residential neighborhoods, this charming villa by Vlassak Verhulst is discreetly situated on a south-facing lot of approximately 2,450 m².

The villa combines classic architecture, warm materials, and contemporary comfort. With approximately 417 m² of living space, you’ll enjoy spacious living areas, hardwood floors, cozy fireplaces, a spacious kitchen, and a garden room overlooking the greenery.

The master suite features a walk-in closet, a fireplace, and a comfortable bathroom. In addition, there are plenty of options for family, guests, or working from home.

The beautifully mature, architecturally landscaped garden offers optimal privacy. The heated pool and southern exposure complete the outdoor living experience.

The location is also a major advantage: Antwerp and Eindhoven are approximately 25 minutes away, ideal for those who work in Belgium or the southern Netherlands.

The home also features a spacious double garage, additional storage space, solar panels, and an EPC rating of B.

Highlights

Approx. 417 m² of living space

Lot of approx. 2,450 m²

Four bedrooms

Heated pool and landscaped garden

Exceptional privacy

Double garage and additional storage space

EPC rating B and solar panels

Quiet, residential location

Asking price: €1,495,000

FINANCIAL

Price: € 1.495.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes

LOCATION

Environment: Quiet, woods

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

BUILDING

Habitable surface: 417,00 m²

Fronts: 4

Construction year: 2003

Renovation: 2012

State: Very good state

Number of floors: 1

Front width: 21,50 m

Outhouse: Yes

Type roof: Point roof

Orientation rear: South

Orientation facade: North

COMFORT

Furnished: No

Handicap friendly: No

Alarm: Yes

Videophone: Yes

Elevator: No

Air conditioning: Yes

Pool: Yes

ENERGY

EPC score: 168

EPC code: 20260128-0003785906-RES-1

EPC class: B

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

TERRAIN

Ground area: 2.450,00 m²

Width at the street: 35,00 m

Garden: Yes

Orientation terrace 1: South

LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bathroom type: All comfort

Toilets: 3

Terrace: 80,00 m²

Laundry: Yes

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes, granted

Destination: Living zone

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 inventory certificate: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Servitude: No

PARKING

Garage: 2

Parking cars: 4

Parkings outside: Yes

Parkings inside: Yes