



**CENTURY 21**  
Echo Vastgoed

Dorp 29, 2360 Oud-Turnhout

**Phone number:** 014 48 12 21

**E-mail:** info@echovastgoed.be

## FOR SALE - BUILDING GROUND

Beukenlaan 7, 2360 Oud-Turnhout

**€ 399.000**

**Ref. 4000 AK**



### TOELICHTING:

- AFMETINGEN PERCEEL: breedte 35m x diepte 50m
- BOUDIEPTE: max. 20m
- BOUBREEDTE: max. 29m
- AFSTAND TOT PERCEELSGRENZEN:



Availability: at the contract

Surf. Plot: 1734m<sup>2</sup>

Neighbourhood: woods

## DESCRIPTION

### Exclusive building plot in the De Lint villa district - a unique opportunity to realise your dream home

Discover this exceptional opportunity in the prestigious villa neighbourhood De Lint: a beautiful and spacious plot of 1,734 m<sup>2</sup>, ideally suited for the construction of a single-family residence in an exceptionally quiet, green and residential setting.

This stunning building plot is located in a wooded villa park, within walking distance of the De Liereman nature reserve, where peace, nature and privacy are paramount. Thanks to its excellent location, the E34 motorway can be reached in just 5 minutes by car, while both Antwerp and Eindhoven are approximately 25 minutes away.

The plot enjoys a favourable south-facing orientation, ensuring optimal natural light and a sunny garden. In addition, it is situated in a cul-de-sac, guaranteeing extra tranquillity, safety and privacy — ideal for those seeking exclusive and serene living.

#### Key features

Rear façade orientation: South

Street frontage: 35 m

Not located in a flood-prone area

Zoning: Residential park area

Forestry decree applicable

Utility connections available in the street

No building obligation

Building regulations available on request

An exceptional offering for those seeking space, nature, privacy and a prime location in a high-quality residential environment.

**Build your dream home here, surrounded by greenery.**

---

## FINANCIAL

Price: € 399.000,00

VAT applied: No

Available: At the contract

Land registry income: € 10,00

## BUILDING

State: Good state

## 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: 1.734,00 m<sup>2</sup>

Ground depth: 496,00 m

## PLANNING

Destination: Living park

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No