

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

FOR SALE - GROUND FLOOR WITH GARDEN

On request

Ref. 6824079

Steenweg op Mol 176 B2, 2360 Oud-Turnhout





Number of bedrooms: 3 Number of bathrooms: 2

Garages: 2

Availability: at the contract

Surf. Living: 214m²

Surf. terrace: 20m² Neighbourhood: woods PEB/EPB: 148kwh/m²/j

DESCRIPTION

Exclusive ground floor luxury apartment in Residentie 'De Dennen', Oud-Turnhout

Located in the green and quiet surroundings of Residentie 'De Dennen' in Oud-Turnhout, this ground floor luxury apartment offers an exceptional living experience. You enter the private domain through the entrance on Steenweg op Mol and then drive past a beautifully landscaped park with winding footpaths and idyllic ponds. The building, in which the apartment is located, is surrounded by this green splendor, and from your living room and generous private terrace you will enjoy a breathtaking view of the park.

Upon arrival, you can easily park in front of the entrance, where ample visitor parking is provided. Residents also have access to a private parking space in the basement of the building. For added convenience, an enclosed garage box and an open garage box with a rear storage room are available, which are obligatory to purchase with at €42.500,-.

The apartment itself exudes luxury and comfort. You enter into a stylish entrance hall, which features a practical checkroom and a guest toilet. From the hall you enter the spacious and bright living room, which, thanks to large windows and sliding doors, offers a beautiful view of the park. The living room flows smoothly into the kitchen and dining room, where you can cook and dine in comfort.

The entrance hall has a checkroom and guest toilet. From the hall you enter the spacious living room, which seamlessly connects to the dining room and modern kitchen. There are three bedrooms, two equipped with bespoke wardrobes who share a bathroom. The master bedroom has a direct connection to the bathroom, which is equipped with a shower, toilet and a bathtub.

The generous private terrace is an extension of the living room and is ideal for relaxing or hosting guests. Equipped with an outdoor storage room and a practical awning, the terrace offers a unique place to enjoy the views and tranquility of the estate.

This apartment is the perfect choice for those looking for luxury living in a green and serene environment, with all amenities at your fingertips. Contact us today for a visit and be seduced by the charm and unique location of this exclusive apartment.

FINANCIAL

Price: Info at the office VAT applied: No

Available: At the contract

Land registry income: € 2.156,00

BUILDING

Habitable surface: 214,00 m²

Fronts: 2

Construction year: 1992

State: Good state

COMFORT

Furnished: No

Handicap friendly: Yes

LOCATION

Environment: Woods, quiet

School nearby: Yes Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes Sport center nearby: Yes

TERRAIN

Garden: Yes (30.000,00 m²)

Orientation terrace 1: South-west

LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Concierge: Yes Alarm: Yes

Parlophone: Yes Videophone: Yes Elevator: Yes

ENERGY

EPC score: 148

EPC code: 20241218-0003476347-RES-1

EPC class: B

Double glazing: Yes

Windows: Thermal aluminium Electricity certificate: Yes, conform

Heating type: Gas Heating: Individual Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 2

Terrace: 20,00 m² Laundry: Yes

TECHNICS

Electricity: Yes Phone cables: Yes Sewage: Yes Gas: Yes Water: Yes

PLANNING

Destination: Living zone Building permission: Yes Parcelling permission: Yes Right of pre-emption: No

Asbestos inventary certificate: Yes

Asbestos inventary certificate creation date:

18/12/2024

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

G-score: A P-score: A Summons: No Servitude: No

PARKING

Garage: 2

Parkings outside: Yes Parkings inside: 2