

## FOR RENT - VILLA FARMTYPE

€ 3.500

Leiseinde 35, 2300 Turnhout

Ref. 2034 AK



Number of bedrooms: 4  
Number of bathrooms: 2  
Availability: immediately

Surf. Living: 350m<sup>2</sup>  
Surf. Plot: 20000m<sup>2</sup>  
Surf. terrace: 80m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 623kwh/m<sup>2</sup>/j

## DESCRIPTION

Spacious farmstead/ equestrian property with guest house and possibility of placing indoor and outdoor stables, arena on approx. 2-hectare plot.

Entrance hall with direct access to the large living room, and on the other hand to the 2nd living room with a large dining area.

Country-style open kitchen equipped as standard The living area gives access through the sliding window and beautiful views of the terrace and the rear garden, slopes, meadows.

Spacious laundry room with hand-washer.

Upper floor:

Large landing with night toilet, 4 bedrooms, 1 of which has its own shower and washbasin. Additional bathroom with closet, wc and walk-in shower.

Adjacent/inside:

Large tack room/shed with upper (hay) attic.

Access to the space where indoor stables can be placed (+/- 5) and washing area for the horses. This space opens onto the rear terrace.

Bakehouse/guesthouse:

Next to the farmhouse is an authentic bakehouse which is ideal for guests/jockeys or growing teenagers. This modest residence has a living and bedroom, bathroom with toilet and a kitchen and storage room or 2nd bedroom.

Outdoor area:

Lunge arena, outdoor arena and meadows that will get the horse lover's blood flowing.

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## FINANCIAL

Price: € 3.500,00 per month

Available: Immediately

Rental guarantee: 3 months

Liberal profession possible: Yes

## BUILDING

Habitable surface: 350,00 m²

Fronts: 4

State: Good state

Number of floors: 1

## COMFORT

Furnished: No

Pets allowed: Yes

Air conditioning: Yes

## ENERGY

EPC score: 623

## LOCATION

Environment: Woods, countryside

Highway nearby: Yes

## TERRAIN

Ground area: 20.000,00 m²

Garden: Yes

## LAYOUT

Kitchen: Yes, US fully fitted

Bureau: Yes

Bathroom type: Luxury

Toilets: 3

Terrace: 80,00 m²

Laundry: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

EPC code: 20200706-0002280806  
EPC class: F  
Double glazing: Yes, thermic isol.  
Windows: Wood  
Heating type: Oil (centr. heat.)  
Heating: Individual

Phone cables: Yes  
Cable TV: Yes  
Water: Yes

## **PLANNING**

Servitude: No

## **PARKING**

Garage: Yes  
Parkings outside: 10  
Parkings inside: 4