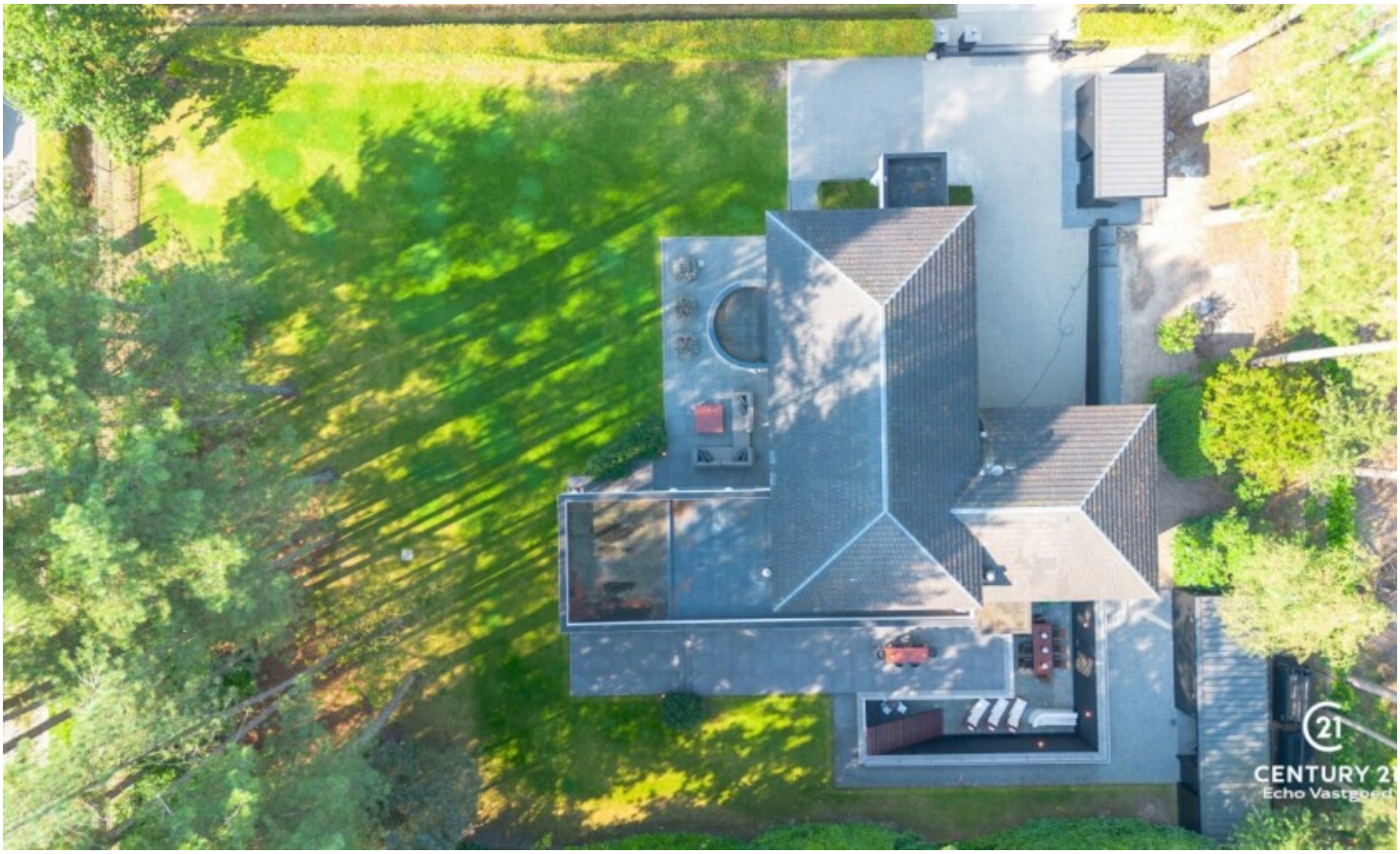
Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
E-mail: info@echovastgoed.be

FOR SALE - VILLA

€ 1.950.000

Sparrendreef 10, 2360 Oud-

Ref. 1987









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

Surf. Living: 1007m²
Surf. Plot: 2590m²
Surf. terrace: 225m²
Neighbourhood: villa

PEB/EPB: 198kwh/m²/j

DESCRIPTION

This villa includes entrance hall, living room, kitchen, utility room, 4 bedrooms and 2 bathrooms, double indoor underground

This villa includes entrance hall, living room, kitchen, utility room, 4 bedrooms and 2 bathrooms, double indoor underground garage, indoor swimming pool with full spa and gym. Beautiful fully enclosed south-west facing garden with partly covered terraces 225m².

Welcome to this contemporary villa. A spacious entrance hall on cream-coloured natural stone flooring, high ceilings and large glass windows create a real WOW upon entering.

Discover the playful layout and enjoy this tour with us.

From the living room on French oak, you are always involved in the outdoors. Beautiful windows let natural light in beautifully and create calm and cosiness in the sitting area by the gas-fired fireplace.

The dining room is centrally located between the sitting area and the kitchen, and in the bay window the grand piano sits beautifully, but little ones can install a fun play corner here. The ceiling-high sliding windows draw life out onto the terrace in fine weather. Lovely sitting on the south-west. On rainy days, move up a few metres to the covered terrace. These terraces were completely renovated in 2022.

You can cook to your heart's content here. Steam kettle, grill, teppanyaki, deep fryer, microwave, hot air oven, cooker, double fridge and freezer, dishwasher, in short, everything.

You don't have to miss out on the outdoors here either. The large windows can be opened, allowing you to serve your guests lavishly on the terraces.

Of course, the kitchen includes a spacious pantry where provisions are amply stored. From the kitchen, easy access to the underground garage where there is ample space for 2 cars.

On the mezzanine floor is the master bedroom with dressing room and private bathroom. From here, access to the wellness area in the basement. We couldn't make it any easier for you, swimming a few lengths in the pool every morning, or pampering yourself every evening in the Finnish sauna, Turkish bath, plunge pool, jacuzzi or simply relaxing on the -1 terrace by the pool. Speaking of privacy. Hungry after a swim? Here too, the spiral staircase provides access to the kitchen.

The sleeping area is fully arranged on the first floor. The spacious landing is bathed in natural light and features 3 spacious bedrooms, bathroom with bathtub, shower and washbasin. The toilet is separate.

The roof extension dates from 2005 and offers many possibilities. It currently houses a real gym. Of course, this space can be used in a variety of ways. Think work, painting, etc....

Garden:
Around this villa we find a large sun terrace (225m²) overlooking the beautiful garden. Anything is possible here, laze or garden, play football or a game of cricket. Children can play here to their heart's content. The entire garden is childproof enclosed.

Garden tools and storage are neatly stored in the insulated garden sheds

Details:

- residential prime location

FINANCIAL

Price: € 1.950.000,00
VAT applied: No
Available: At the contract
Land registry income: € 4.478,00

BUILDING

Habitable surface: 1.007,00 m²
Fronts: 4
Construction year: 1992
Number of floors: 3
Orientation rear: South-west
Orientation facade: North-east

COMFORT

Alarm: Yes
Videophone: Yes
Elevator: No
Air conditioning: Yes
Pool: Yes

SECURITY

Access control: Yes

ENERGY

EPC score: 198
EPC code: 20230205-0002790658-RES1
EPC class: B
Double glazing: Yes, thermic and acoustic isol.
Windows: Aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

LOCATION

Environment: Villa, shelterd location

TERRAIN

Ground area: 2.590,00 m²
Garden: Yes (2.300,00 m²)
Orientation terrace 1: South-west

LAYOUT

Living room: 80,00 m²
Kitchen: 45,00 m², hyper equipped
Bureau: Yes
Veranda: Yes
Bedroom 1: 20,00 m²
Bedroom 2: 20,00 m²
Bedroom 3: 18,00 m²
Bedroom 4: 15,00 m²
Bathroom type: Luxury
Shower rooms: 2
Toilets: 4
Terrace: 225,00 m²
Second terrace: 225,00 m²
Laundry: Yes
Cellar: Yes
Ventilated space: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes
Phone syst.: Yes
Cable TV: Yes
Sewage: Yes
Gas: Yes
Water: Yes

PLANNING

Building permission: Not disclosed
Destination: Living park
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Not disclosed
Asbestos inventary certificate: Yes
Asbestos inventary certificate creation date: 17/02/2023
Flooding area: Not located in flood area
G-score: A

P-score: A
Summons: No

PARKING

Garage: 2
Carport: Yes
Parkings outside: Yes
Parkings inside: 2