

## FOR SALE - VILLA

Torteldreef 5, 2360 Oud-Turnhout

On request

Ref. 2086 AK



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Number of bedrooms: 3  
Number of bathrooms: 2  
Garages: 2  
Availability: at the contract

Surf. Living: 324m<sup>2</sup>  
Surf. Plot: 1750m<sup>2</sup>  
Surf. terrace: 100m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 199kwh/m<sup>2</sup>/j

## DESCRIPTION

Discover this beautifully renovated detached villa located in a quiet residential neighborhood. This house offers a perfect balance of comfort, luxury and practical longevity, ideal for anyone looking for a life-proof home.

**Location and Accessibility** This villa is in an excellent location, just a 25-minute drive from both Antwerp and Eindhoven. Moreover, the nature reserve is only 5 minutes away, allowing you to fully enjoy the peace and beauty of nature, while remaining close to all major amenities.

**Exterior and Outdoor Spaces** The property is fully fenced, providing privacy and security. One of the highlights of this villa is the lovely heated pool, ideal for year-round relaxation and recreation. In addition, the home features a large covered terrace area where you can enjoy the outdoors all year round, regardless of the weather.

**Interior and Layout** Upon entering the villa, you are welcomed by spacious, open living spaces with plenty of natural light, creating a seamless transition to the outdoor spaces. Behind the open living spaces is the fully installed kitchen, equipped with high-end appliances and ample work space for the avid cook. The home is ground floor and life proof, meaning that all essential living areas are located on the first floor and easily accessible. On the first floor you will also find the master bedroom with an ensuite luxury bathroom. There is also a multipurpose room that is ideal as an office, playroom or hobby room.

**Upstairs** The upper floor offers additional living space with a loft that gives a beautiful view of the living spaces below. There are also two spacious bedrooms, a bathroom and an office space on the upper floor, making this home even more attractive for families and people who work from home.

**Bedrooms and Expansion Options** The villa currently features three spacious bedrooms, but offers expansion options to create more if desired. This makes the home flexible and suitable for both small and large families. **Additional Amenities** Furthermore, the home offers a double carport, giving you ample parking space for multiple vehicles. The use of high-quality materials throughout the house ensures a luxurious finish and an energy-efficient character.

In short, this villa offers a unique living experience with all the modern conveniences and luxuries you could wish for. We cordially invite you to experience for yourself the atmosphere and possibilities of this beautiful home.

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## FINANCIAL

Price: Info at the office

VAT applied: No

Available: At the contract

Land registry income: € 1.808,00

Liberal profession possible: Yes (15,00 m<sup>2</sup>)

## BUILDING

Habitable surface: 324,00 m<sup>2</sup>

Fronts: 4

Construction year: 1974

Renovation: 2022

State: Very good state

## LOCATION

Environment: Residential area, woods

School nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 1.750,00 m<sup>2</sup>

Width at the street: 40,00 m

Garden: Yes

## LAYOUT

Number of floors: 2  
Front width: 20,00 m  
Orientation rear: North-west  
Orientation facade: South-east

## COMFORT

Furnished: No  
Videophone: Yes  
Elevator: No  
Pool: Yes

## ENERGY

EPC score: 199  
EPC code: 20240824-0003349812-RES-1  
EPC class: B  
Double glazing: Yes, thermic isol.  
Windows: Wood  
Electricity certificate: Yes, conform  
Heating type: Condensation  
Heating: Underfloor heating partially

Living room: 47,22 m<sup>2</sup>  
Dining room: 17,13 m<sup>2</sup>  
Kitchen: 22,46 m<sup>2</sup>, US hyper equipped  
Bureau: 36,00 m<sup>2</sup>  
Bedroom 1: 18,49 m<sup>2</sup>  
Bedroom 2: 15,83 m<sup>2</sup>  
Bedroom 3: 10,90 m<sup>2</sup>  
Bathroom type: Shower and bath tub  
Shower rooms: 2  
Toilets: 3  
Terrace: 100,00 m<sup>2</sup>  
Laundry: Yes  
Cellar: Yes

## TECHNICS

Electricity: Yes  
Phone cables: Yes  
Cable TV: Yes  
Gas: Yes  
Water: Yes

## PLANNING

Destination: Living park  
Building permission: Yes  
Parcelling permission: Yes  
Right of pre-emption: No  
Asbestos inventory certificate: Yes  
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  
Carport: 2  
Parkings outside: 4  
Parkings inside: 2