

FOR SALE - VILLA

Bosdreef 4, 2360 Oud-Turnhout

€ 849.000

Ref. 6233731



Number of bedrooms: 4
Number of bathrooms: 2

Surf. Living: 323m²
Surf. Plot: 3311m²
Surf. terrace: 40m²
Neighbourhood: quiet

PEB/EPB: 330kwh/m²/j

DESCRIPTION

Detached Villa in Green Surroundings on a Spacious Plot: Ready for Custom Finishing!

This detached villa is set on a beautiful, green **3,311 m²** plot in a quiet street. Recently stripped of outdated interiors, heating, and electrical systems, the property is **ready for reconstruction** to modern standards and your personal style.

LAYOUT & POSSIBILITIES

A **detailed finishing plan** with cost estimates, quotes, and all necessary permits is already available. The flexible layout includes a **spacious entrance hall, a large living room with garden views**, and generous spaces for a **kitchen, pantry, and an integrated double garage**, which can also be incorporated into the living area.

SPACIOUS UPPER FLOOR

The upper floor features a **large landing** leading to spacious bedrooms, with **ample room for multiple bathrooms**, making it ideal for a comfortable family home.

ADDITIONAL OPPORTUNITIES

This **3,311 m² plot** is actually divided into **two separate parcels**, including an **adjacent building plot of approximately 1,300 m²**. Currently part of the garden, this additional space offers opportunities for **an annex, an extra home, or other developments**.

Are you ready to start building your **dream home without a full demolition**? This is a unique opportunity!

(The current permits and plans are based on the applications of the current owner and may need adjustments for any desired modifications.)

FINANCIAL

Price: € 849.000,00

VAT applied: No

Land registry income: € 2.283,00

BUILDING

Habitable surface: 323,00 m²

Fronts: 4

Construction year: 1976

State: To be rebuild

Number of floors: 1

Orientation rear: South-west

COMFORT

Furnished: No

ENERGY

EPC score: 330

EPC class: D

Windows: Wood

Electricity certificate: Yes, not conform

Oil tank: 5.500 L

LOCATION

Environment: Quiet, villa

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Ground area: 3.311,00 m²

Garden: Yes

LAYOUT

Living room: 62,00 m²

Kitchen: 18,00 m², not fitted

Bureau: Yes

Bedroom 1: 24,00 m²

Bedroom 2: 21,00 m²

Bedroom 3: 15,00 m²

Bedroom 4: 14,00 m²

Bathroom type: Not fitted

Terrace: 40,00 m²

Laundry: Yes

Cellar: Yes

Attic: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living zone

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:
26/11/2022

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: Yes

Carport: Yes

Parkings outside: Yes

Parkings inside: 2