

## FOR SALE - VILLA

Spechtendreef 8., 2360 Oud-Turnhout

€ 649.000

Ref. 7245175



Number of bedrooms: 5  
Number of bathrooms: 3  
Garages: 1  
Availability: at the contract

Surf. Living: 365m<sup>2</sup>  
Surf. Plot: 3090m<sup>2</sup>  
Surf. terrace: 100m<sup>2</sup>  
Neighbourhood: residential  
area

PEB/EPB: 294kwh/m<sup>2</sup>/j

## DESCRIPTION

Unique villa designed by Lou Jansen on a spacious plot of over 3,000 m<sup>2</sup> in the residential area of De Lint

This exceptional property, designed entirely by architect Lou Jansen (Turnhout School), is located on a beautiful south-facing plot within walking distance of the De Liereman nature reserve. It also enjoys an excellent location, just a 25-minute drive from both Eindhoven and Antwerp.

The house is in need of complete renovation, but offers a wealth of possibilities thanks to its exceptional living area of 334 m<sup>2</sup> and versatile layout. Several interior walls can be moved, allowing you to redesign the spaces entirely to your liking.

The current layout includes a spacious, bright living room and a kitchen, both overlooking the beautiful back garden and sun-drenched terrace. On the ground floor, there is also a bedroom with an en-suite bathroom and direct access to the garden. At the front, there is an office space that can serve as an extra bedroom if desired.

Stairs on both the left and right sides of the house lead to the upper floor. Each side has two bedrooms and a shared bathroom.

The indoor garage has space for two cars. The south-facing garden also features several charming chalets in good condition.

In short, this is a unique renovation project that gives you the opportunity to completely customise an architecturally valuable home.

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## FINANCIAL

Price: € 649.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.986,00

Liberal profession possible: Yes

## BUILDING

Habitable surface: 365,00 m<sup>2</sup>

Fronts: 4

Construction year: 1995

Renovation: 2015

State: To be renovated

Number of floors: 1

Front width: 12,70 m

Type roof: Flat roof

Orientation rear: South-west

Orientation facade: North-east

## COMFORT

Furnished: No

Pool: Yes

## LOCATION

Environment: Residential area, woods

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Ground area: 3.090,00 m<sup>2</sup>

Width at the street: 35,00 m

Garden: Yes

Orientation terrace 1: South-west

## LAYOUT

Living room: 51,00 m<sup>2</sup>

Kitchen: 38,00 m<sup>2</sup>, US hyper equipped

Bedroom 1: 20,00 m<sup>2</sup>

Bedroom 2: 27,00 m<sup>2</sup>

Bedroom 3: 8,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 3

Toilets: 2

Terrace: 100,00 m<sup>2</sup>

Laundry: Yes

## **ENERGY**

EPC score: 294

EPC code: 20251207-0003744429-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Thermal aluminium

Electricity certificate: Yes, not conform

Heating type: Electrical

Heating: Individual

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

## **PLANNING**

Building permission: Yes

Destination: Living park

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Asbestos inventory certificate: Yes

Asbestos inventory certificate creation date:

09/12/2025

Flooding area: Not located in flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## **PARKING**

Garage: 1

Parkings outside: Yes

Parkings inside: 1