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

FOR SALE - VILLA

On request

Valkenweg 7, 2360 Oud-

Ref. 4043







Number of bedrooms: 2
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 213m²
Surf. Plot: 1860m²
Surf. terrace: 40m²
Neighbourhood: residential area

PEB/EPB: 158kwh/m²/j

DESCRIPTION

Perfectly maintained, energy-efficient single-story villa with a beautiful garden

This move-in-ready single-story villa offers an exceptional combination of space, comfort, and energy-efficient living. The entryway, featuring a guest restroom and coat closet, leads to the light-filled living room, where large windows, a cozy fireplace, and direct access to the patio create a pleasant living environment. The energy-efficient heat pumps both heat and cool the home, currently resulting in exceptionally low energy consumption of just approx. €9 per month. A pellet stove adds extra warmth and coziness.

The fully equipped kitchen with a cozy breakfast nook offers a lovely view of the garden, where squirrels regularly scurry by. Adjacent to it is a practical laundry/storage room with access to the backyard.

The spacious master bedroom features built-in closets, its own heat pump, and an adjoining bathroom with a bathtub/shower, double sink, and bidet. There is also an office space with an additional shower room and sink. Upstairs, you'll find a second bedroom and several extra storage or hobby rooms.

Outside, a garage, carport, covered patio, well-maintained driveways and patios, numerous storage areas, and a beautifully landscaped garden with colorful flowers and fruit trees complete this exceptional property. An ideal home for those who want to enjoy peace, space, and maximum living comfort without a care in the world.

FINANCIAL

Price: Info at the office
VAT applied: No
Available: At the contract
Land registry income: € 1.070,00
Transfer of shares: No

BUILDING

Habitable surface: 213,00 m²
Fronts: 4
Construction year: 1990
Renovation: 2023
State: Good state
Number of floors: 1
Front width: 17,20 m
Outhouse: Yes

COMFORT

Furnished: No
Handicap friendly: Yes
Alarm: Yes
Elevator: No
Air conditioning: Yes

ENERGY

EPC score: 158

LOCATION

Environment: Residential area, woods

TERRAIN

Ground area: 1.860,00 m²
Width at the street: 35,80 m
Garden: Yes

LAYOUT

Living room: 23,00 m²
Dining room: 24,60 m²
Kitchen: 24,00 m², US fully fitted
Bedroom 1: 21,00 m²
Bedroom 2: 29,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 2
Terrace: 40,00 m²
Laundry: Yes
Cellar: Yes
Ventilated space: Yes
Attic: Yes

TECHNICS

Electricity: Yes
Phone cables: Yes

EPC code: 20260622-0003820922-RES-1
EPC class: B
Double glazing: Yes
Windows: Wood or pvc
Electricity certificate: Yes, conform
Heating type: Hot air pump
Heating: Individual

Cable TV: Yes
Gas: No
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
Obligation to renovate: No
Asbestos inventary certificate: Yes
G-score: A
P-score: C
Summons: No
Servitude: No

PARKING

Garage: 1
Carport: Yes
Parkings outside: 5