Dorp 29 , 2360 Oud-Turnhout
Phone number: 014 48 12 21
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FOR SALE - VILLA

€ 1.495.000

Berkendreef 3, 2360 Oud-

Ref. 4063









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

Surf. Living: 417m²
Surf. Plot: 2450m²
Surf. terrace: 80m²
Neighbourhood: quiet

PEB/EPB: 168kwh/m²/j

DESCRIPTION

Timeless architecture, exceptional privacy, and a prestigious address

Located in one of Oud-Turnhout's most sought-after residential neighborhoods, this charming villa by Vlassak Verhulst is discreetly situated on a south-facing lot of approximately 2,450 m².

The villa combines classic architecture, warm materials, and contemporary comfort. With approximately 417 m² of living space, you'll enjoy spacious living areas, hardwood floors, cozy fireplaces, a spacious kitchen, and a garden room overlooking the greenery.

The master suite features a walk-in closet, a fireplace, and a comfortable bathroom. In addition, there are plenty of options for family, guests, or working from home.

The beautifully mature, architecturally landscaped garden offers optimal privacy. The heated pool and southern exposure complete the outdoor living experience.

The location is also a major advantage: Antwerp and Eindhoven are approximately 25 minutes away, ideal for those who work in Belgium or the southern Netherlands.

The home also features a spacious double garage, additional storage space, solar panels, and an EPC rating of B.

Highlights

Approx. 417 m² of living space

Lot of approx. 2,450 m²

Four bedrooms

Heated pool and landscaped garden

Exceptional privacy

Double garage and additional storage space

EPC rating B and solar panels

Quiet, residential location

Asking price: €1,495,000

FINANCIAL

Price: € 1.495.000,00
VAT applied: No
Available: At the contract
Liberal profession possible: Yes

LOCATION

Environment: Quiet, woods
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

BUILDING

Habitable surface: 417,00 m²
Fronts: 4
Construction year: 2003
Renovation: 2012
State: Very good state
Number of floors: 1
Front width: 21,50 m
Outhouse: Yes
Type roof: Point roof
Orientation rear: South
Orientation facade: North

COMFORT

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

ENERGY

EPC score: 168
EPC code: 20260128-0003785906-RES-1
EPC class: B
Double glazing: Yes
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

TERRAIN

Ground area: 2.450,00 m²
Width at the street: 35,00 m
Garden: Yes
Orientation terrace 1: South

LAYOUT

Kitchen: Yes, US hyper equipped
Bureau: Yes
Bathroom type: All comfort
Toilets: 3
Terrace: 80,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Building permission: Yes, granted
Destination: Living zone
Intimation: No - no legal correction or administrative measure imposed
Right of pre-emption: No
Parcelling permission: Yes
Water-sensitive open space area: No
Obligation to renovate: No
Asbestos inventary certificate: No
Flooding area: Not located in flood area
G-score: A
P-score: A
Servitude: No

PARKING

Garage: 2
Parking cars: 4
Parkings outside: Yes
Parkings inside: Yes