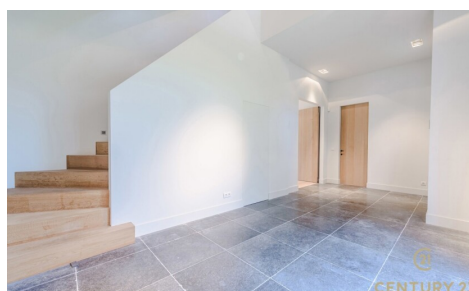


## FOR SALE - VILLA

Lijsterbeslaan 22, 2470 Retie

€ 1.850.000

Ref. 3071 AK



Number of bedrooms: 6  
Number of bathrooms: 2  
Garages: 2  
Availability: at the contract

Surf. Living: 498m<sup>2</sup>  
Surf. Plot: 2415m<sup>2</sup>  
Surf. terrace: 40m<sup>2</sup>  
Neighbourhood: villa

PEB/EPB: 106kwh/m<sup>2</sup>/j

# DESCRIPTION

In the highly sought-after **villa district** of Retie, you will find this **spacious villa** set on a **2,415 m² plot**, where timeless elegance meets contemporary luxury. The residence exudes character and sophistication, featuring high ceilings, a well-considered layout, and top-quality finishes that can still be completed to your personal taste. Moreover, it enjoys **excellent accessibility**, located just **25 minutes from both Eindhoven (NL) and Antwerp (BE)**.

## Ground Floor

The majestic entrance hall with its elegant staircase forms the heart of the home and immediately sets the tone for the refined interior. To the right lies a generous office space with custom-built cabinetry — ideal for those working from home. Through double doors, you enter the cozy living room with a gas fireplace, an adjoining TV lounge, and a passage via a stylish gallery to the spacious **family kitchen**. This kitchen area offers space for a large dining table, an additional fireplace, and awaits final finishing according to your own preferences. The adjoining **utility room**, designed in the same refined style, provides extra storage and direct access to the **double garage**.

## First Floor

The upper level hosts the expansive **master suite** with a walk-in dressing area and a luxurious bathroom (partially unfinished). In addition, there are three more large bedrooms, each filled with natural light, and a practical laundry room.

## Second Floor

The staircase continues to the top floor, where additional rooms have been provided — perfect as hobby rooms, playrooms, or guest quarters.

An **exclusive villa** that perfectly combines **peace, space, elegance, and a central location** — an ideal residence for those who appreciate quality and comfort in a prestigious setting.

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# FINANCIAL

Price: € 1.850.000,00  
VAT applied: No  
Available: At the contract  
Land registry income: € 2.593,00

# BUILDING

Habitable surface: 498,00 m²  
Fronts: 4  
Construction year: 2010  
State: Minor renovation  
Number of floors: 2  
Front width: 23,00 m  
Orientation rear: South  
Orientation facade: North

# COMFORT

Furnished: No  
Elevator: No

# LOCATION

Environment: Villa, quiet  
School nearby: Yes  
Shops nearby: Yes  
Public transport nearby: Yes  
Highway nearby: Yes

# TERRAIN

Ground area: 2.415,00 m²  
Width at the street: 40,00 m  
Garden: Yes  
Orientation terrace 1: South

# LAYOUT

Living room: 45,00 m²  
Dining room: 23,00 m²  
Kitchen: 32,00 m², US semi fitted  
Bureau: 20,00 m²  
Bedroom 1: 22,00 m²

## ENERGY

EPC score: 106

EPC code: 20250728-0003653837-RES-1

EPC class: B

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Gas

Heating: Individual

Bedroom 2: 22,00 m<sup>2</sup>

Bedroom 3: 40,00 m<sup>2</sup>

Bedroom 4: 30,00 m<sup>2</sup>

Bathroom type: Not fitted

Shower rooms: 2

Toilets: 3

Terrace: 40,00 m<sup>2</sup>

Laundry: Yes

Attic: 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

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

Parkings outside: 6

Parkings inside: 2