Dorp 29 , 2360 Oud-Turnhout
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FOR SALE - VILLA

€ 835.000

Nachtegaallaan 9,, 2470

Ref.









Number of bedrooms: 5
Number of bathrooms: 4
Garages: 1
Availability: at the contract

Surf. Living: 540m²
Surf. Plot: 2477m²
Surf. terrace: 50m²
Neighbourhood: quiet

PEB/EPB: 162kwh/m²/j

DESCRIPTION

Spacious energy efficient villa with indoor pool and maximum privacy

Looking for luxury, space and tranquility? This exclusive villa, situated on a residential and quiet plot of 2,477 m², offers it all. With a living area of no less than 540 m², here you will enjoy comfortable and energy efficient living in a green, discreet environment.

The house was built in 2006 and is equipped with all contemporary comforts. The spacious living room with open kitchen bathes in natural light and is the heart of the house. The entire ground floor has armored glass.Furthermore, the villa has 5 full bedrooms and 4 bathrooms - ideal for larger families or those who like to receive guests.

For relaxation you don't have to leave the house: the luxurious indoor pool provides a permanent vacation feeling. Working from home also becomes a pleasure thanks to the large office space. In addition, there is a separate studio, perfect as guest quarters, practice space or for live-in help.

Outside, you enjoy a covered terrace and a beautifully landscaped garden that guarantees complete privacy. The double garage completes the picture.

Upon entering this spacious and energy efficient villa, the entrance hall immediately leads you into the spacious living area. The living room with cozy sitting area and gas fireplace flows seamlessly into the dining area and open kitchen, which is equipped with all modern comforts - an ideal place for those who like to cook and receive guests.

A stylish glass wall separates the living room from the indoor pool. Although the pool is currently out of use, all techniques are in place to easily reactivate it. Currently the space is used as a gym, but it also offers other possibilities such as wellness or hobby room. Adjacent are a technical room and a wellness area with sauna, shower and toilet. A staircase here leads to a large multi-purpose room on the first floor, equipped with air conditioning and currently furnished as an office.

Also on the ground floor is a spacious double garage with access to the basement. Between the kitchen and garage, a second staircase leads to a studio, consisting of two bedrooms and a bathroom with shower, sink and toilet - ideal as guest accommodation or for live-in help.

From the central entrance hall, a third staircase leads to the upper floor, where you will find the master bedroom, equipped with parquet flooring, air conditioning and gas fireplace. The master has an adjoining dressing room and a private bathroom with bath, shower and toilet. There are also two additional bedrooms with parquet flooring and a separate bathroom with bath, sink and toilet. A guest toilet is also provided on the ground floor.

Outdoor living in comfort

Adjacent to the living room is a spacious covered terrace, equipped with electric roller screens and patio heating - ideal for enjoying the outdoors all year round. A second terrace adjoins the indoor pool. The landscaped garden surrounding the house offers complete privacy and tranquility. Furthermore, the property has a carport and a professional alarm system.

A unique combination of space, luxury and tranquility. Ready to become your new home?

FINANCIAL

Price: € 835.000,00
VAT applied: No
Available: At the contract

LOCATION

Environment: Quiet, residential area

Land registry income: € 1.508,00
Liberal profession possible: Yes (61,00 m²)

BUILDING

Habitable surface: 540,00 m²
Fronts: 4
Construction year: 2006
State: Good state
Number of floors: 1
Main area: 350 m²
Front width: 32,00 m
Type roof: Saddle roof

COMFORT

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

ENERGY

EPC score: 162
EPC code: 20240624-0003286948-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, conform
Heating type: Gas (centr. heat.)
Heating: Individual

TERRAIN

Ground area: 2.477,00 m²
Width at the street: 50,00 m
Garden: Yes

LAYOUT

Living room: 29,00 m²
Dining room: 20,00 m²
Kitchen: 26,00 m², US hyper equipped
Bureau: 8,00 m²
Bedroom 1: 33,00 m²
Bedroom 2: 15,00 m²
Bedroom 3: 12,00 m²
Bedroom 4: 17,00 m²
Bedroom 5: 9,00 m²
Bathroom type: All comfort
Shower rooms: 4
Toilets: 5
Terrace: 50,00 m²
Laundry: Yes
Cellar: Yes

TECHNICS

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

PLANNING

Building permission: Yes
Destination: Rural residential area
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
Flooding area: Not located in flood area
G-score: A
P-score: A
Summons: No
Servitude: No

PARKING

Garage: 1
Carport: Yes

Parkings outside: 3
Parkings inside: 2