

FOR SALE - VILLA

€ 1.190.000

Oudebaan 15a ., 2350 Vosselaar

Ref. 1816 AK



Number of bedrooms: 5
Number of bathrooms: 3
Garages: 2
Availability: at the contract

Surf. Living: 671m²
Surf. Plot: 1421m²
Surf. terrace: 40m²
Neighbourhood: residential
area

PEB/EPB: 237kwh/m²/j

DESCRIPTION

This villa includes entrance hall, living room, kitchen, spacious utility room, office, 5 bedrooms and 3 bathrooms, double integral garage with carport. Full attic with possibility of additional rooms. Beautiful south facing garden with heated pool and pool house.

Welcome to this lovely villa, where a spacious entrance hall with beautiful wrought iron staircase gives you a warm welcome.

Through double doors you have access to the office and the living room. This is spacious and the daylight flows in through the large windows. The beautiful ceiling height creates an extra feeling of space. A cozy gas fireplace provides an extra touch of fun. Adjacent is the kitchen, which is fully furnished with quality materials and equipped with every comfort. The kitchen is also very bright and gives direct access to the south-facing terrace. The pantry is equipped with custom cabinets washing machine and dryer are neatly concealed. There is also access to the basement.

Finally, at the front of the house there is an office space.

Second Floor:

The spacious and bright night hall provides access to the various bedrooms and bathrooms on the floor. The master bedroom has its own dressing room and a fully fitted bathroom. There are also 4 additional bedrooms, a second bathroom with bathtub and double sink and a shower room with shower and sink.

Third floor:

A fixed staircase leads to the attic floor, where there is the possibility of creating additional rooms.

Garden:

At the back of the villa we find a large sun terrace overlooking the beautiful garden and pool. Here we also find a pool house with shower room and extra storage room. The garden was fully landscaped and is now nicely mature.

Details:

- residential top location near the center of Vosselaar and Turnhout
- Very spacious villa, ideal for large family
- alarm system
- outdoor pool

FINANCIAL

Price: € 1.190.000,00

VAT applied: No

Available: At the contract

Liberal profession possible: Yes

BUILDING

Habitable surface: 671,00 m²

Fronts: 4

Construction year: 2001

State: Very good state

Number of floors: 2

Main area: 347 m²

LOCATION

Environment: Residential area, quiet

School nearby: 1.000m

Shops nearby: 600m

Public transport nearby: 600m

TERRAIN

Ground area: 1.421,00 m²

Width at the street: 35,00 m

Garden: Yes

LAYOUT

Living room: 40,00 m²

Front width: 24,00 m
Type roof: Saddle roof
Orientation rear: South
Orientation facade: North

COMFORT

Handicap friendly: No
Alarm: Yes
Parlophone: Yes
Elevator: No
Blinds: Yes
Pool: Yes

ENERGY

EPC score: 237
EPC code: 20211223-0002515577-RES-1
EPC class: C
Double glazing: Yes, thermic and acoustic isol.
Windows: Vinyl
Heating type: Gas (centr. heat.)
Heating: Individual

Dining room: 60,00 m²
Kitchen: 45,00 m², US hyper equipped
Bureau: 20,00 m²
Bedroom 1: 32,00 m²
Bedroom 2: 17,00 m²
Bedroom 3: 15,00 m²
Bedroom 4: 15,00 m²
Bedroom 5: 36,00 m²
Bathroom type: Shower and bath tub
Shower rooms: 3
Toilets: 3
Terrace: 40,00 m²
Laundry: Yes
Cellar: Yes
Attic: Yes

TECHNICS

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

PLANNING

Destination: Living zone
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
Carport: Yes
Parkings outside: 2
Parkings inside: 2