

## FOR SALE - COUNTRY HOUSE

€ 1.295.000

Ganzendreef 4, 2360 Oud-Turnhout

Ref. 3068 AK



Number of bedrooms: 5  
Number of bathrooms: 4  
Garages: 3  
Availability: at the contract

Surf. Living: 416m<sup>2</sup>  
Surf. Plot: 4279m<sup>2</sup>  
Surf. terrace: 70m<sup>2</sup>  
Neighbourhood: villa

PEB/EPB: 245kwh/m<sup>2</sup>/j

## DESCRIPTION

Characterful country house with beautifully landscaped garden and outbuilding

In a residential and quiet area, this property offers a unique combination of charm, space and versatility. Moreover, you enjoy excellent accessibility, just 25 minutes from both Eindhoven (NL) and Antwerp (BE) - ideal for those who want central and quiet living.

Through the spacious entrance hall with guest toilet and separate office space you enter the cozy living space. The cozy fireplace, wide windows and the seamless transition to the dining room create a warm, homely atmosphere with views of the beautiful garden throughout. The fully equipped kitchen is pleasantly spacious and features a connecting storage room.

On the second floor are four full-sized bedrooms and three bathrooms. The master bedroom has its own walk-in dressing room, a spacious bathroom as well as a private sauna.

A special plus is the multi-purpose outbuilding, which consists of a spacious garage with three gates and more than enough storage space. The upper floor of this building is set up as a hobby room with a cozy bar, shower and separate toilet - ideal as guest accommodation. This floor is accessible via a separate external staircase.

The garden is truly a gem: laid out as a peaceful park with ponds and walking paths.

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## FINANCIAL

Price: € 1.295.000,00

VAT applied: No

Available: At the contract

Land registry income: € 3.233,00

## BUILDING

Habitable surface: 416,00 m<sup>2</sup>

Fronts: 4

Construction year: 1991

State: Good state

Number of floors: 1

Front width: 19,00 m

Type roof: Thatched roof

Orientation rear: North-east

Orientation facade: West

## COMFORT

Furnished: No

Handicap friendly: Yes

Alarm: Yes

Videophone: Yes

## ENERGY

EPC score: 245

## LOCATION

Environment: Villa, residential area

School nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

## TERRAIN

Ground area: 4.279,00 m<sup>2</sup>

Width at the street: 75,00 m

Garden: Yes

Orientation terrace 1: South-west

## LAYOUT

Living room: 75,00 m<sup>2</sup>

Dining room: 30,00 m<sup>2</sup>

Kitchen: 25,00 m<sup>2</sup>, US hyper equipped

Bureau: 12,00 m<sup>2</sup>

Bedroom 1: 29,50 m<sup>2</sup>

Bedroom 2: 24,00 m<sup>2</sup>

Bedroom 3: 16,00 m<sup>2</sup>

Bedroom 4: 15,00 m<sup>2</sup>

Bedroom 5: 20,00 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 4

Toilets: 6

Terrace: 70,00 m<sup>2</sup>

EPC code: 202507-0003647702-RES-1

EPC class: C

Double glazing: Yes, thermic isol.

Windows: Wood

Electricity certificate: Yes, not conform

Electricity certificate date: 14/07/2025

Heating type: Gas (centr. heat.)

Heating: Individual

Second terrace: 25,00 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: Flood area

G-score: A

P-score: A

Summons: No

Servitude: No

## **PARKING**

Garage: 3

Parkings outside: 6

Parkings inside: 3