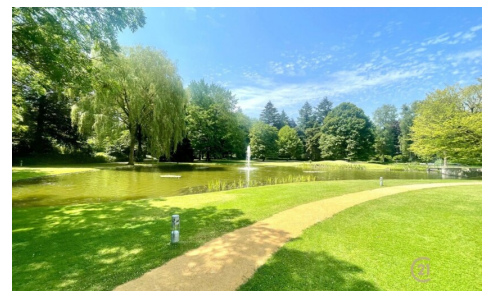
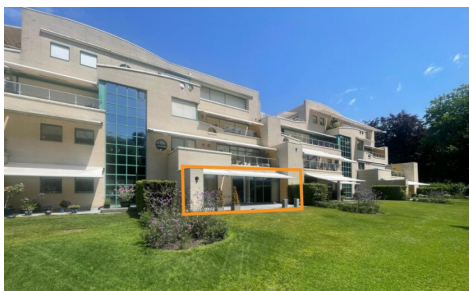


FOR SALE - GROUND FLOOR WITH GARDEN

€ 599.000

Steenweg op Mol 176/bus 2 176 B2, 2360 Oud-Turnhout

Ref. 6369262



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

Surf. Living: 214m²
Surf. terrace: 20m²
Neighbourhood: woods

PEB/EPB: 148kwh/m²/j

DESCRIPTION

Exclusive ground floor luxury apartment in Residentie 'De Dennen', Oud-Turnhout

Located in the green and quiet surroundings of Residentie 'De Dennen' in Oud-Turnhout, this ground floor luxury apartment offers an exceptional living experience. You enter the private domain through the entrance on Steenweg op Mol and then drive past a beautifully landscaped park with winding footpaths and idyllic ponds. The building, in which the apartment is located, is surrounded by this green splendor, and from your living room and generous private terrace you will enjoy a breathtaking view of the park.

Upon arrival, you can easily park in front of the entrance, where ample visitor parking is provided. Residents also have access to a private parking space in the basement of the building. For added convenience, an enclosed garage box and an open garage box with a rear storage room are available, which are obligatory to purchase with at €42.500,-.

The apartment itself exudes luxury and comfort. You enter into a stylish entrance hall, which features a practical checkroom and a guest toilet. From the hall you enter the spacious and bright living room, which, thanks to large windows and sliding doors, offers a beautiful view of the park. The living room flows smoothly into the kitchen and dining room, where you can cook and dine in comfort.

The entrance hall has a checkroom and guest toilet. From the hall you enter the spacious living room, which seamlessly connects to the dining room and modern kitchen. There are three bedrooms, two equipped with bespoke wardrobes who share a bathroom. The master bedroom has a direct connection to the bathroom, which is equipped with a shower, toilet and a bathtub.

The generous private terrace is an extension of the living room and is ideal for relaxing or hosting guests. Equipped with an outdoor storage room and a practical awning, the terrace offers a unique place to enjoy the views and tranquility of the estate.

This apartment is the perfect choice for those looking for luxury living in a green and serene environment, with all amenities at your fingertips. Contact us today for a visit and be seduced by the charm and unique location of this exclusive apartment.

FINANCIAL

Price: € 599.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.156,00

BUILDING

Habitable surface: 214,00 m²

Fronts: 2

Construction year: 1992

State: Good state

COMFORT

Furnished: No

Handicap friendly: Yes

LOCATION

Environment: Woods, quiet

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

TERRAIN

Garden: Yes (30.000,00 m²)

Orientation terrace 1: South-west

LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Concierge: Yes
Alarm: Yes
Parlophone: Yes
Videophone: Yes
Elevator: Yes

Bathroom type: Shower and bath tub
Shower rooms: 1
Toilets: 2
Terrace: 20,00 m²
Laundry: Yes

ENERGY

EPC score: 148
EPC code: 20241218-0003476347-RES-1
EPC class: B
Double glazing: Yes
Windows: Thermal aluminium
Electricity certificate: Yes, conform
Heating type: Gas
Heating: Individual

TECHNICS

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

PLANNING

Destination: Living zone
Building permission: Yes
Parcelling permission: Yes
Right of pre-emption: No
Asbestos inventory certificate: Yes
Asbestos inventory certificate creation date:
18/12/2024
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: Yes
Parkings inside: 2