

## FOR SALE - GROUND FLOOR WITH GARDEN

€ 549.000

Steenweg op Mol 176 B2, 2360 Oud-Turnhout

Ref. 7216558



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

Surf. Living: 214m<sup>2</sup>  
Surf. terrace: 20m<sup>2</sup>  
Neighbourhood: woods

PEB/EPB: 148kwh/m<sup>2</sup>/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.

Exclusive ground floor flat in the prestigious park domain Residence 'De Dennen', where tranquillity, luxury and nature come together harmoniously. Through the stately entrance on Steenweg op Mol, you drive past beautifully landscaped walking paths and atmospheric ponds until you reach the stylish building. The flat is located on the quiet park side and offers a panoramic view of the greenery from the light-filled living room and the spacious, south-west facing terrace.

The entrance hall with cloakroom and guest toilet forms an elegant entrance. The spacious, open-plan living area connects seamlessly to the dining room and the fully equipped, modern kitchen – an inviting place for both intimate dinners and entertaining guests. In 2026, the flat was stylishly updated with solid oak herringbone parquet flooring, creating a warm and timeless look, and elegant steel and glass doors were installed between the living room and the kitchen, connecting light and space in a refined way.

The flat has three full bedrooms, two of which have practical built-in wardrobes. The master bedroom has direct access to the luxurious bathroom, equipped with a bathtub, walk-in shower and double sink.

The large terrace, equipped with a sun awning and outdoor storage, is the ideal place to enjoy the peaceful, green surroundings in complete privacy. In addition, a closed garage box and an open garage box with storage are mandatory purchases for €42,500.

A unique combination of serene location, high-quality finish and exceptional living comfort – a rare opportunity for those looking for exclusive living in a park domain.

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## FINANCIAL

Price: € 549.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.156,00

## BUILDING

Habitable surface: 214,00 m<sup>2</sup>

Fronts: 2

Construction year: 1992

State: Renovated

## COMFORT

Furnished: No

Handicap friendly: Yes

Concierge: 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 m<sup>2</sup>)

Orientation terrace 1: South-west

## LAYOUT

Kitchen: Yes, US hyper equipped

Bureau: Yes

Bathroom type: Shower and bath tub

Alarm: Yes  
Parlophone: Yes  
Videophone: Yes  
Elevator: 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

Shower rooms: 1  
Toilets: 2  
Terrace: 20,00 m<sup>2</sup>  
Laundry: Yes

## **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