

FOR SALE - VILLA

Paradijs 6 B/, 2360 Oud-Turnhout

€ 699.000

Ref. 4766705



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 2
Availability: at the contract

Surf. Living: 430m²
Surf. Plot: 2630m²
Surf. terrace: 60m²
Neighbourhood: residential area

PEB/EPB: 287kwh/m²/j

DESCRIPTION

Residentially located spacious villa on generous plot with complete privacy at 25minutes from Eindhoven and Antwerp

Welcome to this very attractive sun-facing charming villa.

The entrance hall is particularly spacious due to its height and the playfully placed staircase to the upper floor. In the entrance hall there is a cloakroom as well as a guest toilet. The double sliding glass doors give access to the living room. This enjoys particularly bright light as well as panoramic views to the rear garden. Cooking is a breeze in this kitchen! The kitchen is fully equipped and is in contact with the living area so not separate in a small hutch, but cozy with the living area. The basement is practical and dry for storage.

Big plus to this property is also that on the ground floor there is a large master bedroom with ensuite bathroom, toilet and dressing room. This bathroom has a large walk-in shower, ensuite toilet 2 sinks and a luxurious bathtub. The very spacious bedroom also gives access to the covered terrace and also overlooks the back garden. Breakfast on the terrace?

The double indoor garage has been converted into a bar in its current layout to socialise with friends and family. This is very easy to convert back to its original purpose.

Upper floor

Stairs in the entrance hall lead to the first floor landing. Here you will find a night toilet as well as 2 particularly spacious rooms that could easily be subdivided again. A shower room with washbasin is also located here.

Outside

Access is provided by automatic opening gates after which you gain access to the property. The rear garden has a fantastic spacious, partly covered terrace and is beautifully landscaped yet low maintenance while maintaining complete privacy.

Be surprised by this characterful villa with lots of potential that is well worth your visit!

+++Plus points+++++

+ Large south-west facing plot

+ Green residential location

+ Life-proof living possible (through ground-level master bedroom and bathroom)

+ Solar panels present (to be taken over)

+ Automatic garden watering

FINANCIAL

Price: € 699.000,00

VAT applied: No

LOCATION

Environment: Residential area, villa

School nearby: Yes

Available: At the contract

Shops nearby: Yes

BUILDING

Habitable surface: 430,00 m²

Fronts: 4

Construction year: 1987

Number of floors: 1

Main area: 315 m²

Front width: 225,00 m

Type roof: Saddle roof

Orientation rear: South-east

Orientation facade: South-east

COMFORT

Furnished: No

Handicap friendly: No

Alarm: Yes

Parlophone: Yes

Videophone: Yes

Elevator: No

Blinds: Yes

Security door: Yes

SECURITY

Access control: Yes

ENERGY

EPC score: 287

EPC code: 20221007-0002689037-RES-2

EPC class: C

Double glazing: Thermic and acoustic isol.

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Hot air

Heating: Individual

Water tank: Yes

TERRAIN

Ground area: 2.630,00 m²

Width at the street: 35,00 m

Garden: Yes

Orientation terrace 1: North-west

LAYOUT

Living room: 50,00 m²

Dining room: 70,00 m²

Kitchen: 30,00 m², US hyper equipped

Bedroom 1: 60,00 m²

Bedroom 2: 60,00 m²

Bedroom 3: 50,00 m²

Bathroom type: Shower and short bath

Shower rooms: 1

Toilets: 3

Terrace: 60,00 m²

Laundry: Yes

Cellar: Yes

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

PLANNING

Destination: Living park

Building permission: Yes

Parcelling permission: Yes

Right of pre-emption: No

Asbestos inventory certificate: Yes

Intimation: No - no legal correction or administrative measure imposed

Flooding area: Not located in flood area

Summons: No

Servitude: No

PARKING

Garage: 2

Parkings outside: Yes

Parkings inside: Yes