

FOR SALE - VILLA

Koekoekdreef 7, 2360 Oud-Turnhout

€ 849.000

Ref. 3023 AK



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

Surf. Living: 348m²
Surf. Plot: 1730m²
Surf. terrace: 150m²
Neighbourhood: villa

PEB/EPB: 200kwh/m²/j

DESCRIPTION

Exceptionally versatile villa with 5 bedrooms, 3 bathrooms, and unique views of nature

Situated on a spacious plot at the rear of the exclusive residential area "De Lint," adjacent to the "De Liereman" nature reserve, this stunning and versatile villa offers an unparalleled living experience.

Abundance of light and space

The high-ceilinged entrance hall, bathed in natural light, features a guest toilet and flows seamlessly into the living room. The living area, with its expansive windows and elegant natural stone fireplace, provides panoramic views of the beautifully landscaped backyard and the generous terrace. Both the living room and the modern, fully equipped kitchen open onto a charming covered terrace. The kitchen is exceptionally well-equipped with high-end appliances, a large worktop, and a practical walk-in cooling room, perfect for culinary enthusiasts.

Opposite the living room is a spacious dining area that can also serve as an office or workspace. Additionally, the ground floor features a comfortable bedroom with an ensuite bathroom. A second living room provides extra flexibility, ideal for families with growing children.

Upstairs: luxury and comfort

The upper floor hosts a grand master bedroom with a private luxury bathroom and a convenient dressing area. Three additional bedrooms share a third bathroom, ensuring ample space and comfort for the whole family.

Practical and private

The property includes a spacious double garage with numerous possibilities. The enclosed garden, equipped with an automatic sliding gate, guarantees complete privacy. The expansive rear terrace invites relaxation and enjoyment of the serene surroundings.

Excellent accessibility

Ideally located just 25 minutes from Eindhoven and Antwerp and only 16 minutes from ASML, this villa perfectly combines the tranquility of a natural setting with the convenience of excellent connections to key cities and employment hubs.

A unique opportunity

This villa blends luxury, comfort, and an exceptional location, just steps from the beautiful "De Liereman" nature reserve. It is an ideal home for those seeking peace, space, versatility, and outstanding accessibility.

FINANCIAL

Price: € 849.000,00
VAT applied: No
Available: At the contract
Land registry income: € 2.641,00

BUILDING

Habitable surface: 348,00 m²
Fronts: 4
Construction year: 1973
Renovation: 2022
State: Good state
Number of floors: 1

LOCATION

Environment: Villa, quiet
School nearby: Yes
Shops nearby: Yes
Public transport nearby: Yes
Highway nearby: Yes

TERRAIN

Ground area: 1.730,00 m²
Width at the street: 35,00 m
Garden: Yes
Orientation terrace 1: South-west

Front width: 23,00 m
Type roof: Saddle roof
Orientation rear: North-west
Orientation facade: South-west

COMFORT

Furnished: No
Handicap friendly: Yes
Alarm: Yes
Videophone: Yes
Elevator: No
Air conditioning: Yes

ENERGY

EPC score: 200
EPC code: 20241213-0003477901-RES-1
EPC class: B
Double glazing: Yes, thermic isol.
Windows: Wood
Electricity certificate: Yes, not conform
Heating type: Gas (centr. heat.)
Heating: Individual

LAYOUT

Kitchen: Yes, US hyper equipped
Bathroom type: Shower and bath tub
Shower rooms: 3
Toilets: 4
Terrace: 150,00 m²
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
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: 6
Parkings inside: 2