

## FOR SALE - VILLA

**Bosdreef 4, 2360 Oud-Turnhout**

**€ 849.000**

**Ref. 6233731**



Number of bedrooms: 4  
Number of bathrooms: 2

Surf. Living: 323m<sup>2</sup>  
Surf. Plot: 3311m<sup>2</sup>  
Surf. terrace: 40m<sup>2</sup>  
Neighbourhood: quiet

PEB/EPB: 330kwh/m<sup>2</sup>/j

# DESCRIPTION

## Detached Villa in Green Surroundings on a Spacious Plot: Ready for Custom Finishing!

This detached villa is set on a beautiful, green **3,311 m<sup>2</sup>** plot in a quiet street. Recently stripped of outdated interiors, heating, and electrical systems, the property is **ready for reconstruction** to modern standards and your personal style.

### LAYOUT & POSSIBILITIES

A **detailed finishing plan** with cost estimates, quotes, and all necessary permits is already available. The flexible layout includes a **spacious entrance hall, a large living room with garden views**, and generous spaces for a **kitchen, pantry, and an integrated double garage**, which can also be incorporated into the living area.

### SPACIOUS UPPER FLOOR

The upper floor features a **large landing** leading to spacious bedrooms, with **ample room for multiple bathrooms**, making it ideal for a comfortable family home.

### ADDITIONAL OPPORTUNITIES

This **3,311 m<sup>2</sup> plot** is actually divided into **two separate parcels**, including an **adjacent building plot of approximately 1,300 m<sup>2</sup>**. Currently part of the garden, this additional space offers opportunities for **an annex, an extra home, or other developments**.

Are you ready to start building your **dream home without a full demolition**? This is a unique opportunity!

*(The current permits and plans are based on the applications of the current owner and may need adjustments for any desired modifications.)*

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## FINANCIAL

Price: € 849.000,00

VAT applied: No

Land registry income: € 2.283,00

## BUILDING

Habitable surface: 323,00 m<sup>2</sup>

Fronts: 4

Construction year: 1976

State: To be rebuild

Number of floors: 1

Orientation rear: South-west

## COMFORT

Furnished: No

## ENERGY

EPC score: 330

EPC class: D

Windows: Wood

Electricity certificate: Yes, not conform

Oil tank: 5.500 L

## LOCATION

Environment: Quiet, villa

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Highway nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 3.311,00 m<sup>2</sup>

Garden: Yes

## LAYOUT

Living room: 62,00 m<sup>2</sup>

Kitchen: 18,00 m<sup>2</sup>, not fitted

Bureau: Yes

Bedroom 1: 24,00 m<sup>2</sup>

Bedroom 2: 21,00 m<sup>2</sup>

Bedroom 3: 15,00 m<sup>2</sup>

Bedroom 4: 14,00 m<sup>2</sup>

Bathroom type: Not fitted

Terrace: 40,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Attic: Yes

## **TECHNICS**

Electricity: Yes

Phone cables: Yes

Cable TV: 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:  
26/11/2022

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: Yes

Carport: Yes

Parkings outside: Yes

Parkings inside: 2