

FOR SALE - VILLA

€ 1.495.000

Biesveld 3, 2360 Oud-Turnhout

Ref. 4060AK



Number of bedrooms: 4
Number of bathrooms: 2
Garages: 1
Availability: at the contract

Surf. Living: 421m²
Surf. Plot: 2286m²
Surf. terrace: 60m²
Neighbourhood: residential
area

PEB/EPB: 93kwh/m²/j

DESCRIPTION

Stately, recently built villa with an exceptional park-like garden and timeless elegance

This exceptionally stylish and perfectly maintained villa combines stately architecture with a warm living experience, located about a 25-minute drive from both Eindhoven and Antwerp. Tall windows, distinctive rooflines, and elegant shutters create a timeless look, while inside, space, light, and comfort take center stage.

The beautiful entry hall with a guest restroom leads to a separate home office. The living room and dining room flow seamlessly into one another and offer stunning views of the garden. Additionally, there is a fully equipped kitchen, a practical storage/laundry room, and an in-house garage.

Upstairs is the spacious master bedroom with a fairy-tale view of the garden, a walk-in closet, and a luxurious bathroom. There are also three additional bedrooms, a second bathroom, and a separate guest restroom. The attic offers possibilities as a workspace, hobby room, or extra bedroom.

The fully fenced park-like garden is a unique experience, featuring a sun terrace adjacent to the house, a second terrace under the plane trees, mature landscaping, hydrangeas, and lavender. At the rear are a vegetable garden, a greenhouse, and a practical garden shed. Recently renovated, move-in ready, and meticulously maintained: an exceptionally well-appointed villa for those seeking tranquility, privacy, space, and quality.

FINANCIAL

Price: € 1.495.000,00

VAT applied: No

Available: At the contract

Land registry income: € 2.333,00

BUILDING

Habitable surface: 421,00 m²

Fronts: 4

Construction year: 2013

State: Very good state

Number of floors: 2

Front width: 16,50 m

Outhouse: Yes

Type roof: Point roof

Orientation rear: South

Orientation facade: North

COMFORT

Furnished: No

Alarm: Yes

Videophone: Yes

Elevator: No

Blinds: Yes

LOCATION

Environment: Residential area, woods

TERRAIN

Ground area: 2.286,00 m²

Width at the street: 19,60 m

Garden: Yes

Orientation terrace 1: South

LAYOUT

Living room: 26,20 m²

Dining room: 27,20 m²

Kitchen: 16,60 m², US hyper equipped

Bureau: 12,40 m²

Bedroom 1: 19,80 m²

Bedroom 2: 14,00 m²

Bedroom 3: 14,40 m²

Bedroom 4: 13,50 m²

Bathroom type: Shower and bath tub

Shower rooms: 1

Toilets: 3

Terrace: 60,00 m²

Laundry: Yes

Cellar: Yes

Attic: Yes

ENERGY

EPC score: 93

EPC code: 20261002-0003966077-RES-1

EPC class: A

Double glazing: Yes

Windows: Wood

Electricity certificate: Yes, conform

Heating type: Gas (centr. heat.)

Heating: Individual

TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Gas: Yes

Water: Yes

PLANNING

Building permission: Yes, granted

Destination: Living park

Intimation: No - no legal correction or administrative measure imposed

Right of pre-emption: No

Parcelling permission: Yes

Water-sensitive open space area: No

Obligation to renovate: No

Asbestos inventory certificate: No

Flooding area: Not located in flood area

G-score: A

P-score: A

Servitude: No

PARKING

Garage: 1

Parking cars: 2

Parkings outside: Yes

Parkings inside: Yes