



Exclusive 564m² villa with 165m² guesthouse near the Dutch border!

Weertersteenweg 387, 3640 Kinrooi Molenbeersel

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This spacious villa was built in 1998 on a plot of 1,548m². The villa is finished using very high quality materials. The main assets of the property are the spacious office that is accessible through a separate entrance and the guest house, also accessible through a separate entrance.

LAYOUT:

Main building (564 m²):

On the ground floor, the generous entrance hall provides access via a double door to the spacious living room with fireplace. Through the living room you can then reach a separate TV room with fireplace and a dining room. The adjoining garden room is a lovely place to relax, with a view of the ornamental garden. Furthermore, the ground floor offers a fully equipped kitchen with breakfast area, a utility room, a second staircase hall, a garage for 2 vehicles that currently serves as a music studio, and a spacious office with separate entrance door. On the first floor there is the night hall with loft, a master bedroom with fitted wardrobes and private bathroom, a dressing room, bedrooms 2, 3 and 4, and a second bathroom. The attic space is accessible via a fixed staircase and comprises an unfinished, insulated storage space. The basement is partly used as a music studio and partly as a storeroom with central heating boiler room.

Guesthouse (165 m²):

The guesthouse is also accessible via a separate entrance and offers a guest toilet, a living room with fitted wardrobes, a fully equipped kitchen on the ground floor. On the first floor you will find 2 more bedrooms, a dressing/laundry room and a fully equipped bathroom.

Garden:

The south west facing ornamental garden is fully landscaped with several terraces and ornamental planting, a garden shed and a double carport.





Facts & Figures

Address Details

address Weertersteenweg 387
3640 Kinrooi Molenbeersel

Financial information

price excl. cost € 899.000
cadastral income € 3.477

Technical information

year of construction	1941	bedrooms	6
year of renovation	1998	bathrooms	3
plot size	1.548 m ²	garages	2
habitable living space	730 m ²	carport	yes
garden orientation	west	epc	174 kwh/m ²

extra intercom, alarm system, guest accommodation, wine cellar, cellar

wellness swimming pool
gym

g-score a

p-score a

o-level not located in flood area