



Unique villa with studio on a plot of 2436.64 sqm!

Poothofstraat 4, 3740 Bilzen

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This spacious villa in rural Martenslinde, Bilzen, is situated on a plot of 2436.64m² with a width of 33m. With 3 bedrooms, a bathroom and a large garden of +1,500m², you will enjoy modern comfort in a residential area. Furthermore, the villa has a studio on the first floor, a living room, a bedroom and a storage room or a bathroom to be installed. All amenities are nearby, and cities such as Hasselt and Maastricht are easily accessible.

Layout:

On the ground floor, you enter the entrance hall, which provides access to the cloakroom, toilet, 2-car garage, office and cellar. You then reach the cosy sitting area with fireplace, which flows seamlessly into the dining area. The kitchen with breakfast corner leads to the storeroom, which has room for a washing machine and dryer, as well as a shower. From the storage room, you access the covered terrace with an external storage room.

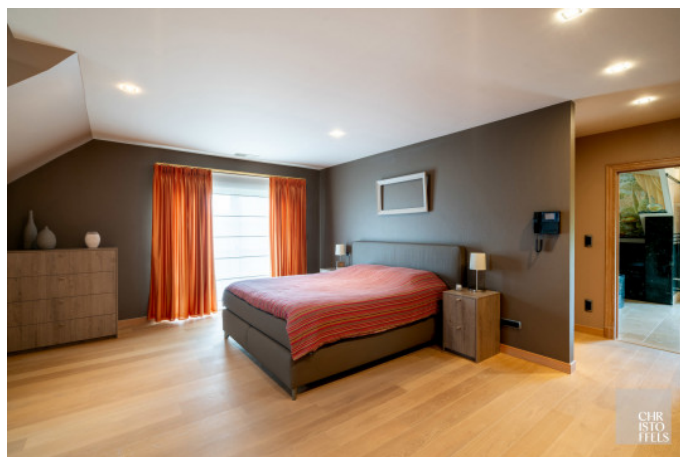
Via the stairs you reach the night hall, which leads to a studio with living room, bedroom and storage room, as well as 3 bedrooms, a shower room and a separate night toilet. In addition, the master bedroom has access to a bathroom with both shower and bath and a sink.

Behind the house is an outbuilding with dog run, toilet, water connection and an additional garage. This could potentially be used as a hobby room, workspace or pool house.

The property has full basement and this is accessed via a gate, making it accessible by car.

Finishes:

The kitchen is finished to a high standard with a double sink, mixer tap, natural stone worktop and Miele brand appliances including an oven, microwave, hob with extractor fan, fridge and dishwasher.





Facts & Figures

Address Details

address Poothofstraat 4
3740 Bilzen

Financial information

Technical information

year of construction	2003	bedrooms	4
plot size	2.437 m ²	bathrooms	2
habitable living space	587 m ²	garages	3
patio orientation	north west	parking spaces	4
garden orientation	north west	epc	250 kwh/m ²

extra videophone, alarm system, cellar, underground rainwater tank

g-score a

p-score b

o-level class a (no chance)