



# Authentic and characterful mansion (535m<sup>2</sup>) on a plot of 1,349m<sup>2</sup>

*Rue Saint-Pierre 13, 4690 Bassenge*

# Authentic and characterful mansion (535m<sup>2</sup>) on a plot of 1,349m<sup>2</sup>

*This spacious and authentic 535m<sup>2</sup> mansion is located in a quiet and green area of Bitsingen, just minutes away from the centre of Tongeren and Liège and close to the approach roads to Maastricht. Its greatest asset is the characteristic finishes found throughout the villa. The mansion has 6 bedrooms, 3 bathrooms, 2 kitchens, one of which is yet to be installed, and several lounges.*

## LAYOUT:

On the ground floor there is the entrance hall with guest WC and cloakroom. Adjoining is the office, the living room with a charming parquet floor, the spacious dining room, laundry room and 2 kitchens, one of which still needs to be fitted. Furthermore, there is access to a terrace yet to be constructed with views of the garden.

On the first floor there are 2 bedrooms, one of which has a private dressing room, a separate bathroom, a storage room, a toilet and a lounge with a 35m<sup>2</sup> roof terrace! On the second floor there are 4 bedrooms, 1 bathroom and an attic corridor.

Furthermore, there is a convertible attic floor accessible via a fixed staircase. The house is fully cellared and divided into 5 rooms, to be used as a pantry.

## FINISHING:

Kitchen 1 is fully fitted and equipped with hob with extractor hood, oven, dishwasher and a sink with shy. The second kitchen can be fully furnished to your own taste and budget.

The bathroom on the first floor is fitted with a bathtub, shower, toilet and double sink integrated in the bathroom unit.

Bathroom 2 on the second floor is equipped with a double sink and a shower. The 3rd bathroom is equipped with a sink and a bathtub.





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# Facts & Figures

## Address Details

**address** Rue Saint-Pierre 13  
4690 Bassenge

## Financial information

**price excl. cost** € 675.000  
**registration fees apply** yes  
**cadastral income** € 1.056

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## Technical information

<b>year of construction</b>	1918	<b>bedrooms</b>	6
<b>plot size</b>	1.349 m <sup>2</sup>	<b>bathrooms</b>	3
<b>habitable living space</b>	535 m <sup>2</sup>	<b>parking spaces</b>	4
<b>garden orientation</b>	north east	<b>epc</b>	294 kwh/m <sup>2</sup>

**extra** alarm system, fire detection, cellar