



Notary villa with offices, practice and park garden of 1,906m²!

Winkelomstraat 12, 3740 Bilzen

Notary villa with offices, practice and park garden of 1,906m²!

This authentic notary's villa, dating from 1900, is situated on a southern plot of 1.906m² in Eigenbilzen. There are 4 bedrooms, 2 bathrooms and a wellness area with steam shower and sauna. The finish is high quality with parquet and natural stone floors and a landscaped park garden with garage and garden house.

CLASSIFICATION:

On the ground floor there is an entrance hall with guest toilet and cloakroom, an office with separate entrance and toilet, library and living room with sitting and dining area. Furthermore, there is the kitchen with breakfast corner, hobby room with fireplace, laundry room and storage room.

The first floor comprises a night hall, master bedroom with private bathroom and dressing room, bedroom 2 with air conditioning and a balcony and bedrooms 3 and 4. There is also a second bathroom and the wellness area with sauna, bathtub and steam shower.

The attic is accessible via a fixed staircase and can be used as an extra hobby room or bedrooms. In the basement there is a boiler room, pantry with water softener and wine cellar.

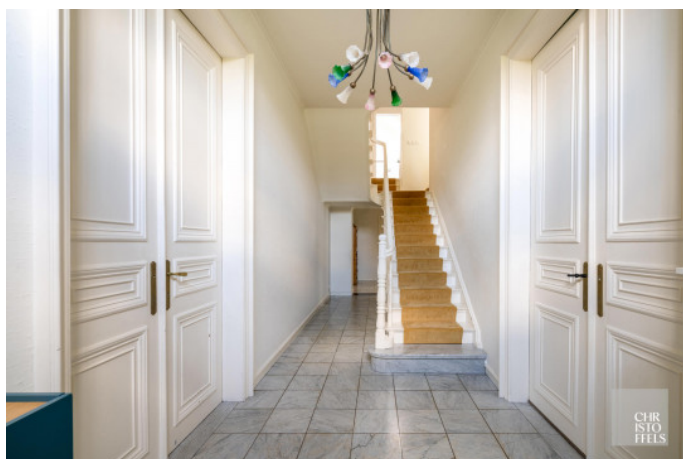
The garden is south facing, landscaped with a natural stone terrace with 1 manual and 1 automatic awning, garage for 2 vehicles with automatic sectional door and a garden shed.

FINISHING:

The kitchen has granite work surfaces, induction hob, extractor fan, oven, microwave, deep fat fryer, grill, dishwasher and double sink.

The bathroom in the master bedroom has been renovated and equipped with a rain shower, double washbasin integrated into the furniture and a toilet.

The second bathroom is equipped with a shower, double washbasin and a toilet.





Facts & Figures

Address Details

address Winkelomstraat 12
3740 Bilzen

Financial information

price excl. cost € 790.000
registration fees apply yes
cadastral income € 2.022

Technical information

year of construction	1900	bedrooms	5
plot size	1.906 m ²	bathrooms	2
habitable living space	597 m ²	garages	2
patio orientation	south	epc	358 kwh/m ²
garden orientation	south		

extra alarm system, garden shed, wine cellar, cellar

wellness relax area

g-score a

p-score a

o-level not located in flood area