



Energy-efficient 280m² house with 6 bedrooms in quiet residential area!

Oude Brouwerijstraat 9, 3650 Dilsen-Stokkem

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This turnkey, modern house with 6 bedrooms and 2 bathrooms is located in a quiet residential area in Dilsen-Stokkem. The energy-efficient home is equipped with solar panels (2024), air conditioning and a type C ventilation system. The south-facing garden is very low-maintenance and features a beautiful outbuilding and carport. Moreover, all amenities such as shops, schools and public transport are located nearby.

LAYOUT:

Upon entering, you enter the house through a spacious entrance hall with cloakroom and guest toilet. The bright living room offers a cosy dining and sitting area. Adjacent is the open-plan living kitchen, equipped with all modern comfort and high-quality finishes. From the kitchen you have access to a practical utility room with connections for a washing machine and dryer.

On the first floor there are four spacious bedrooms, including a master bedroom with private bathroom. There is also a full second bathroom, equipped with all necessary amenities, and a separate toilet.

The second floor offers two further bedrooms and a spacious landing, which can be flexibly arranged as a playroom, office or hobby room.

Outside, you will enjoy a well-maintained, low-maintenance garden with artificial grass, fully fenced in. The garden features a spacious terrace, a carport and a beautiful outbuilding, ideal for extra storage or an outdoor space to relax.

FINISHING:

The kitchen has a composite worktop and high-quality kitchen appliances from Bosch, including an oven, microwave, dishwasher, single sink, fridge, induction hob and extractor.

The main bathroom features a double vanity unit, a walk-in shower and a bathtub. The bathroom off the master bedroom is equipped with a shower and single sink.

Air conditioning is installed in both the kitchen and the master bedroom.

The toilets are connected to rainwater, and a charging point for electric vehicles is provided at the carport.





Facts & Figures

Address Details

address Oude Brouwerijstraat 9
3650 Dilsen-Stokkem

Financial information

price excl. cost € 599.000
registration fees apply yes
cadastral income € 1.116

Technical information

year of construction	2015	bedrooms	4
plot size	611 m ²	bathrooms	2
habitable living space	280 m ²	carport	yes
garden orientation	south	epc	87 kwh/m ²

extra underground rainwater tank
wellness poolhouse
g-score a
p-score a
o-level not located in flood area
worg no