



# Contemporary villa (428m<sup>2</sup>) with pool and 2nd house (187m<sup>2</sup>) on plot of 36a43ca.

*Weg naar Zwartberg 227 A en B, 3660 Oudsbergen*

# Contemporary villa (428m<sup>2</sup>) with pool and 2nd house (187m<sup>2</sup>) on plot of 36a43ca.

*This villa, located in Opglabbeek-Oudsbergen, was built in 1968 and modernised in 2022, the 2nd house that can also perfectly serve as an office or practice was built in 2002. The property is finished to a high standard and equipped with solar panels and air conditioning. The garden is also accessible via a rear driveway, has an outdoor swimming pool and pool house. Optionally, there is a connecting piece of industrial land for sale of 31a94ca and a plot of pasture and woodland of 67a53ca.*

## VILLA

### LAYOUT:

On the ground floor is a spacious entrance hall with cloakroom and a guest toilet, this connects to the open living space with sitting and dining area, with a built-in gas fireplace, the kitchen and a laundry room equipped with a shower and a washbasin.

Adjacent to the living room is a spacious garden room where you can relax. Furthermore, there is a separate office room equipped with built-in cupboards and currently used as a TV room.

The first floor has a night hall with fitted wardrobes, 5 bedrooms, each with fitted wardrobes.

There is 1 bathroom with bath, a single sink and a toilet. There are also 2 bathrooms equipped with a walk-in shower and a single sink. 1 of the 5 bedrooms is equipped with a single sink. 4 of the 5 bedrooms are equipped with air conditioning.

The basement has a central heating room and a storage room.

The garden is south-facing, with a built-in pool measuring 7.5m by 3.5m, heated by a heat pump, with a filtration system and covered by a built-in shutter. Adjacent, there is also a pool house and an outdoor shower.

At the back is a carport equipped with 33 solar panels, a charging station and parking space for 4 cars. This is accessible via the front and back entrances, both accessible via an automatic gate. Additionally, there is a spacious storage area for storing bicycles and garden equipment.

The garden is fully fenced.

### FINISHING:

The luxurious bespoke kitchen features a composite worktop, induction hob, built-in extractor hood, oven and

combination oven, dishwasher, one-and-a-half bowl sink and bespoke cabinets.

The bathrooms were renovated and luxuriously finished in 2017.

The entire house has solid parquet and natural stone floors.

## 2ND BEDROOM

### LAYOUT:

On the ground floor is an entrance hall with a guest toilet and laundry room. Then there is a living room with a sitting and dining area, a built-in wood-burning stove and a spacious kitchen.

On the first floor there is a night hall, the master bedroom with a dressing room and a bathroom with a bath, a single washbasin and a toilet.

Additionally, there is another bedroom, with a private bathroom with a walk-in shower, a single sink and a toilet.

Both bedrooms are air-conditioned.

The staircase is fitted with an electric sit-down lift.

The fully concrete-cast basement features a central heating room, a storage room and a wine cellar.

### FINISHING:

The kitchen is finished with a granite worktop, induction hobs, an extractor fan, an oven and microwave, a dishwasher, a one-and-a-half bowl sink and a fridge.

The entire house has luxury ceramic tiles, natural stone and parquet flooring.

Optionally, a connecting piece of industrial land of 3194 m<sup>2</sup> and a plot of pasture and forest of 6753 m<sup>2</sup> are available for sale.

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# Facts & Figures

## Address Details

**address** Weg naar Zwartberg 227 A  
en B  
3660 Oudsbergen

## Financial information

**registration fees apply** yes

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## Technical information

**year of construction** 1968

**bedrooms** 5

**year of renovation** 2022

**bathrooms** 3

**plot size** 1.493 m<sup>2</sup>

**carport** yes

**habitable living space** 428 m<sup>2</sup>

**epc** 339 kwh/m<sup>2</sup>

**garden orientation** south

**extra** videophone, alarm system, fire detection, airconditioning system, garden shed, guest accommodation, cellar

**wellness** swimming pool  
sauna  
poolhouse  
relax area

**g-score** d

**p-score** d

**o-level** not located in flood area