

# Southern-style villa with swimming pool in a quiet street, on a plot of 1,693 m<sup>2</sup>!

Kiezelstraat 19, 3600 Genk



## Southern-style villa with swimming pool in a quiet street, on a plot of 1,693 m<sup>2</sup>!

This spacious 340 m² villa in rustic style is ideally located in the residential Bret-Gelieren neighborhood. The home has been finished to a high standard and meticulously maintained over the years. It features natural stone or parquet flooring and custom-built furniture throughout. The property offers three bedrooms, two bathrooms, an office space, a landscaped garden with swimming pool, 18 solar panels (installed in 2023), and an integrated garage for two vehicles. The adjacent building plot of 956 m² can optionally be purchased as well.

### Layout

On the ground floor, you'll find a spacious entrance hall, a separate office, a cloakroom, and a guest toilet. Adjacent is an open-plan living area with dining, TV, and lounge spaces, featuring a fireplace. The large kitchen includes a cozy breakfast nook and a practical utility room with connections for a washing machine and dryer. Additionally, there's a second toilet and an integrated garage for two vehicles.

The first floor, accessible via a natural stone staircase, offers a landing, three bedrooms, including a master bedroom with walk-in closet, storage room, and private bathroom. Bedrooms 1 and 2 share a common bathroom, and there is a separate toilet as well.

The spacious basement houses a boiler room, wine cellar, and several storage areas.

The south-facing garden is fully fenced and equipped with an automatic gate. It is beautifully landscaped and features a heated swimming pool and a lovely west-facing covered terrace. Additional amenities include a garden shed, an irrigation system, and a robotic lawnmower.

#### **Finishes**

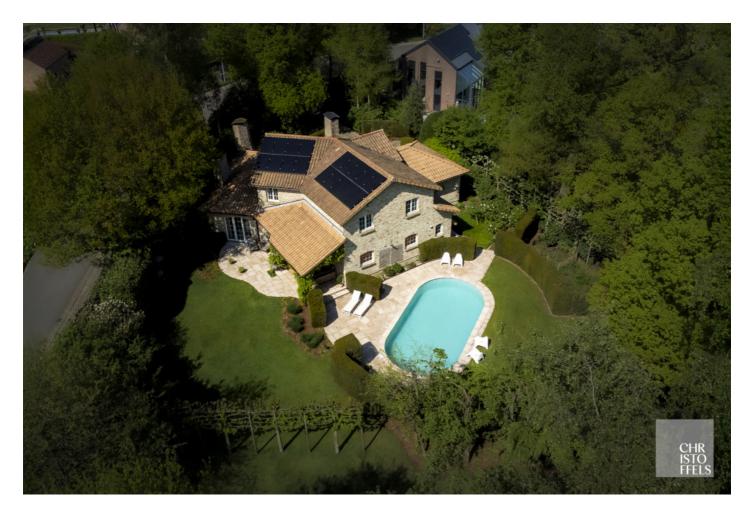
The kitchen is equipped with an induction cooktop, extractor hood, refrigerator, oven, steam oven, dishwasher, and a double sink with drainer.

The master bathroom includes a bathtub, a shower, a double washbasin, and a toilet.

The second bathroom is fitted with a shower and a single washbasin.

Laat het me weten als je ook een ingekorte of geoptimaliseerde versie voor een brochure of online advertentie wenst.





















## **Facts & Figures**

## **Address Details**

address Kiezelstraat 19

3600 Genk

## **Financial information**

price excl. cost € 975.000

registration fees apply yes

cadastral income € 2.109

## **Technical information**

year of construction 1992 bedrooms

 $\begin{array}{ccc} \textbf{plot size} & 1.693 \text{ m}^2 & \textbf{bathrooms} & 2 \end{array}$ 

**habitable living space**  $340 \text{ m}^2$  **epc**  $334 \text{ kwh/m}^2$ 

patio orientation west

garden orientation south

extra alarm system, airconditioning system, garden shed, wine cellar, cellar, underground

rainwater tank

**wellness** swimming pool

**g-score** 

**p-score** a

o-level not located in flood area

