



# 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 m<sup>2</sup> 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 m<sup>2</sup> 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.





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# 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

<b>year of construction</b>	1992	<b>bedrooms</b>	3
<b>plot size</b>	1.693 m <sup>2</sup>	<b>bathrooms</b>	2
<b>habitable living space</b>	340 m <sup>2</sup>	<b>epc</b>	334 kwh/m <sup>2</sup>
<b>patio orientation</b>	west		
<b>garden orientation</b>	south		

**extra** alarm system, airconditioning system, garden shed, wine cellar, cellar, underground rainwater tank

**wellness** swimming pool

**g-score** a

**p-score** a

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