



Very spacious home with two studios on a 1,950 m² plot!

Koerweg 46, 3600 Genk

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This well-maintained villa (305 m²) is located in a central location in Oud-Winterslag. It offers 5 bedrooms, 3 bathrooms, and a bright garden room. Furthermore, the property has a full basement, an integrated garage, and 16 solar panels. The fully fenced, east-facing garden with a covered south-facing terrace is an added bonus! Its proximity to C-mine, the lively Vennestraat, various schools, shops, and major roads makes this an ideal base for commuting.

Layout

On the ground floor, there is a spacious entrance hall with a guest toilet and a door providing access to the living area. The living room is divided into a sitting and dining area and features a built-in fireplace and a pellet stove. Adjacent is the kitchen with a breakfast area, a utility room, and a bright garden room that opens onto the covered terrace. Additionally, on the ground floor is **Studio 1**, which includes a living area with kitchenette, a bedroom, and a bathroom. There is also an integrated garage.

The upper floor features an open landing, 3 bedrooms, a bathroom, and a storage room. There is also **Studio 2**, which includes a living area with kitchenette, a bedroom, and a bathroom.

The house has a full basement with various storage rooms, a central heating room, and a laundry area.

The fully fenced garden is southeast-facing and features a covered terrace with glass panels, as well as a garden house and a gazebo.

Finishing

The kitchen is equipped with a gas hob, extractor hood, combi oven, dishwasher, deep fryer, and a double sink with a filter and drainer.

The bathroom in Studio 1 is fitted with a shower and a single washbasin.

The bathroom on the upper floor includes a shower, a double washbasin integrated into the cabinet, a bidet, and a toilet.

The bathroom in Studio 2 features a shower and a single washbasin.





Facts & Figures

Address Details

address Koerweg 46
3600 Genk

Financial information

price excl. cost € 649.000
registration fees apply yes
cadastral income € 1.785

Technical information

year of construction	1988	bedrooms	5
plot size	1.950 m ²	bathrooms	3
habitable living space	305 m ²	epc	248 kwh/m ²
patio orientation	south		
garden orientation	east		

extra security cameras, garden shed, cellar, underground rainwater tank

g-score a

p-score a

o-level not located in flood area