



# Riante villa (481 m<sup>2</sup>) met vrij zicht op een perceel van 25a67ca

*3700 Tongeren*

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*Discover this impressive and stylishly finished villa with no less than 481 m<sup>2</sup> of living space, beautifully situated on a generous plot of 2,567 m<sup>2</sup> in Rixingen. The property offers a combination of high-quality materials, including natural stone or parquet flooring, a well-thought-out layout and an excellent state of maintenance. A rare opportunity for those looking for space, comfort and privacy. This villa combines classy architecture, sublime light and excellent living comfort in a prime location. Thanks to the energy-efficient facilities and the favourable EPC label B, you will not only enjoy luxury, but also lower energy costs and a sustainable investment in the future.*

## Layout

The ground floor features a spacious entrance hall, a guest toilet, cloakroom and laundry room. The open-plan living area with dining and sitting areas is equipped with an attractive gas fireplace and underfloor heating. Large windows with screens provide an abundance of natural light and create a direct connection to the beautifully landscaped garden. Inside and outside flow seamlessly into each other here. Adjacent is the spacious custom kitchen with a cosy breakfast nook. There is also an indoor garage with space for three cars.

The first floor, accessible via a natural stone staircase, features a night hall, four bedrooms, including a master bedroom with additional air conditioning, a dressing room and a storage room. The spacious bathroom completes the picture. A folding ladder provides access to the spacious attic.

The house has a full basement with various storage rooms, a practice room with a separate entrance, a toilet, a central heating room and a multipurpose room that can serve as a man cave.

The garden is fully fenced and has an automatic gate. It is beautifully landscaped with a paved terrace and a covered terrace with two heaters. There is also a robotic lawn mower.

## Finishing

The kitchen is equipped with an induction hob, extractor hood, refrigerator, oven, combi oven, dishwasher and double sink with drainer.

The bathroom has a bath, shower, double sink and toilet. There is a washbasin in one of the bedrooms.





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# Facts & Figures

## Address Details

**address** 3700 Tongeren

## Financial information

**price excl. cost** € 925.000

**cadastral income** € 1.842

## Technical information

**year of construction** 1997

**plot size** 2.567 m<sup>2</sup>

**habitable living space** 481 m<sup>2</sup>

**garden orientation** noordwesten

**bedrooms** 4

**bathrooms** 1

**garages** 1

**parking spaces** 4

**heating** warmtepomp in  
combinatie met cv op gas  
d.m.v. radiatoren

**epc** 158 kwh/m<sup>2</sup>

**external woodwork** aluminium, dubbele beglazing

**extra** solar panels, intercom, alarm system, security cameras, fire detection, airconditioning  
system, cellar, underground rainwater tank

**wellness** gym

**g-score** a

**p-score** c

**worg** no