



Spacious stand-alone house with practice space in the center of Opgrimbie!

Heirstraat 496, 3630 Maasmechelen

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This charming home with practice space and situated on a generous plot of 1783 m² offers numerous possibilities. The house has 3 bedrooms, with the option to create a fourth bedroom. The practice space of about 55 m², parking for 2 vehicles for clients and its central location in Opgrimbie make this property ideal for practicing a self-employed profession. Living and working are optimally combined here, with a thoughtful layout and plenty of space. The beautifully landscaped garden, with a terrace and garden house, also offers the perfect place to relax and enjoy the outdoors. In addition, the house has the favorable EPC label C!

Layout

This villa has its own private entrance hall. On the first floor is the entrance hall with guest toilet, a spacious living room with fireplace, a garden room/orangery, a bright dining room and a kitchen. Thanks to the large windows you can enjoy a beautiful view of the garden and terrace. Adjacent you will find a laundry room, storage room and a second toilet.

At the front of the house there is a separate entrance that provides access to the practice room, complete with a waiting room and a third toilet. Through the laundry room, the house also provides direct access to the practice. For clientele, two parking spaces are provided at the front of the house. This property is therefore perfectly suited for a home practice.

On the second floor, the nighthall leads to three bedrooms, one of which has a dressing room. In addition, there is a bathroom and a hobby room. There is the possibility of adding a fourth bedroom.

The garden is west facing and has a terrace. There is also a garage building with space for two vehicles.

Finishing touches

The custom-built kitchen is fully equipped with all the necessary appliances, including a hob with extractor fan, double sink, oven, microwave, dishwasher, fridge and freezer.

The bathroom has a walk-in shower, a bathtub and a double sink integrated into the cabinet.





Facts & Figures

Address Details

address Heirstraat 496
3630 Maasmechelen

Financial information

registration fees apply yes

Technical information

year of construction 1989

plot size 1.737 m²

habitable living space 346 m²

patio orientation west

garden orientation west

bedrooms 4

bathrooms 1

garages 2

epc 251 kwh/m²

extra fire detection, airconditioning system, garden shed, workshop, underground rainwater tank

g-score a

p-score b

o-level not located in flood area

worg no