



Stijlvolle herenvilla van 533 m² met zwembad, wintertuin en gastenverblijf nabij de Nederlandse grens!

Hoogveldstraat 14, 3640 Kinrooi Kessenich

Stijlvolle herenvilla van 533 m² met zwembad, wintertuin en gastenverblijf nabij de Nederlandse grens!

This stylishly appointed villa, built in 2001, is situated in a quiet rural setting in Kessenich, a borough of Kinrooi, just a stone's throw from the Dutch border. The property stands on a 4,026 m² plot and offers a generous living area of 533 m². The main residence includes, among other things, 5 bedrooms, 2 bathrooms, and a cosy garden room with bar. The annex on the right-hand side is multifunctional and perfectly suited as a practice space, care unit, or guest accommodation. Additional highlights include an outdoor swimming pool, an inviting winter garden, and a rear meadow with horse stables.

Layout – Main Residence

On the ground floor, a spacious entrance hall with cloakroom and guest toilet provides access on one side to a generous office and on the other to the expansive living area with gas fireplace. Adjoining this space is the fully equipped, handcrafted custom kitchen, designed in harmony with the overall style of the home. From both the kitchen and living room, one can access the garden room with bar, also fitted with a cosy gas fireplace.

The first floor offers three spacious bedrooms, a separate toilet, and two interconnected bathrooms. One is fitted with a walk-in shower and double washbasin, the other with a freestanding bathtub and double washbasin. Both bathrooms feature bespoke finishes, including blue stone washbasins and Jee-O taps.

The second floor comprises the master bedroom with private dressing room, a fifth bedroom, and a laundry room.

Layout – Annex

The annex is currently arranged as a studio/shop with a separate entrance. Behind the studio, a staircase hall provides access to both the basement and the first floor. On the ground floor, the annex also includes a living room with gas fireplace, a garden room used as a dining room with access to the patio, and opposite this patio, a spacious winter garden.

The first floor houses an additional sitting area and a sixth bedroom. The annex is fully basemented, offering space that could be arranged, for example, as a wine cellar.

Thanks to its configuration, the annex is multifunctional: it can serve as a guest residence, professional practice space, or again as an integrated garage – its original function before being converted into a studio/shop.

Garden

The landscaped ornamental garden is fully fenced and equipped with an automatic entrance gate. At its centre lies a spacious terrace with outdoor swimming pool (5 × 10 m) and a freestanding greenhouse. To the rear, the property connects directly to meadows, featuring a horse arena and a freestanding outbuilding with stables.





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Facts & Figures

Address Details

address Hoogveldstraat 14
3640 Kinrooi Kessenich

Financial information

price excl. cost € 1.195.000
cadastral income € 1.439

Technical information

year of construction	2001	bedrooms	6
plot size	4.026 m ²	bathrooms	2
habitable living space	533 m ²	parking spaces	2
garden orientation	noord	heating	centrale verwarming op aardgas d.m.v. radiatoren
		epc	210 kwh/m ²

external woodwork hout en aluminium, met dubbele hr-beglazin

extra videophone, alarm system, security cameras, fire detection, airconditioning system,
garden shed, guest accommodation, horse stables, cellar, underground rainwater tank

wellness swimming pool
relax area

g-score a

p-score a

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied