



# Moderne ecologische woning in Tongeren!

*Waterstraat 39, 3700 Tongeren-Borgloon*

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*In a quiet area of Tongeren, this modern and sustainable home is now for sale. With a living space of 218 m<sup>2</sup>, the property combines contemporary comfort with a strong sense of ecology and design. The house offers 4 bedrooms and convenient parking right in front. Large windows provide plenty of natural light and create an optimal connection with the garden. Thanks to its thoughtful architecture, the use of sustainable materials, and the installation of solar panels, this is an energy-efficient home with an A-label. In addition, the property enjoys a central location: Maastricht can be reached in just 20 minutes, the motorway in 5 minutes, and the center of Tongeren in less than 10 minutes.*

## Layout

Upon entering the house on the ground floor, you will find four bedrooms, a night hall, a storage room, a bathroom, and a separate toilet. This level offers a calm and functional sleeping and relaxation area.

A staircase leads you to the garden level, where the main entrance of the house is also located. Here you will discover the spacious living room, a bright dining area, and an open-plan kitchen, all seamlessly connected to the garden and terrace. This level also features an additional storage room with plenty of practical storage space.

From the living area, you can enjoy not only stunning views but also direct access to two separate terraces at garden level—ideal for enjoying either sun or shade at any time of the day.

In addition, there is access to a mezzanine, perfectly suited as a home office, hobby space, or extra lounge area.

The property also includes a carport and ample parking.

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## Finishes

The custom-made kitchen is designed with both lower and upper cabinets, fitted worktops, a large sink, a gas hob with matching extractor hood, dishwasher, combi-oven, refrigerator, freezer, and wine cooler.

The bathroom is equipped with a double sink, a walk-in rain shower, and a bathtub.

The house is further fitted with 12 photovoltaic solar panels, contributing to its excellent energy performance (A-label) and supporting a sustainable, energy-efficient lifestyle.

Finally, the exterior of the property still requires some finishing. Quotations have already been requested, giving the new owner a clear overview of the options and associated costs.









# Facts & Figures

## Address Details

**address** Waterstraat 39  
3700 Tongeren-Borgloon

## Financial information

**price excl. cost** € 469.000  
**cadastral income** € 745

## Technical information

<b>year of construction</b>	2022	<b>bedrooms</b>	4
<b>plot size</b>	767 m <sup>2</sup>	<b>bathrooms</b>	1
<b>habitable living space</b>	218 m <sup>2</sup>	<b>heating</b>	cv op gas in combinatie met warmtepomp
<b>patio orientation</b>	noord	<b>epc</b>	83 kwh/m <sup>2</sup>
<b>garden orientation</b>	zuid		

**external woodwork** aluminium, hr-glas

**extra** underground rainwater tank

**g-score** a

**p-score** a

**o-level** klasse a (geen kans)

**o-level** niet gelegen in een overstromingsgevoelig gebied

**worg** no