



# Riante vrijstaande woning mét mogelijkheid tot kantoor in het centrum van Opgrimbie!

*Heirstraat 496, 3630 Maasmechelen*

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*This charming house with practice space, situated on a spacious plot of 1,737 m<sup>2</sup>, offers countless possibilities. The property features 3 bedrooms, with the option to create a fourth. The practice area of approximately 55 m<sup>2</sup>, the parking space for 3 client vehicles, and the central location in Opgrimbie make this home particularly suitable for practicing a liberal profession. Living and working are optimally combined here, thanks to the thoughtful layout and generous space. The beautifully landscaped garden, complete with a terrace and garden shed, provides the perfect place to relax and enjoy outdoor living. In addition, the property benefits from a 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.





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# Facts & Figures

## Address Details

**address** Heirstraat 496  
3630 Maasmechelen

## Financial information

**price excl. cost** € 695.000  
**registration fees apply** yes  
**cadastral income** € 1.826

## Technical information

<b>year of construction</b>	1989	<b>bedrooms</b>	4
<b>plot size</b>	1.737 m <sup>2</sup>	<b>bathrooms</b>	1
<b>habitable living space</b>	346 m <sup>2</sup>	<b>garages</b>	2
<b>patio orientation</b>	west	<b>heating</b>	cv op stookolie d.m.v. radiatoren
<b>garden orientation</b>	west	<b>epc</b>	251 kwh/m <sup>2</sup>
<b>external woodwork</b>	dubbele beglazing		
<b>extra</b>	fire detection, airconditioning system, garden shed, workshop, underground rainwater tank		
<b>g-score</b>	a		
<b>p-score</b>	b		
<b>o-level</b>	niet gelegen in een overstromingsgevoelig gebied		
<b>worg</b>	no		