



# Rustig wonen in energiezuinige nieuwbouw met tuin en terras in Bilzen-Hoeselt

*Koestraat , 3740 Bilzen-Hoeselt*

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*Discover this stylish, move-in-ready new-build home, located in a quiet and pleasant area in Bilzen-Hoeselt. The property combines modern living comfort with a practical, open layout. Thanks to the large windows, the home enjoys plenty of natural light, creating a spacious feel. The open-plan living area connects to the terrace and garden, where you will also find a practical garden storage shed. In addition, the property features a carport and has been designed with attention to sustainability and energy efficiency, including very high-quality insulation. It also comes equipped with a smart geothermal heat pump. The home benefits from an excellent location: peacefully situated yet central, just a 10-minute drive from the center of Bilzen and Maastricht.*

Upon entering the home, you arrive in the entrance hall, which includes a guest toilet. From here, you step into the bright living area, which has a direct connection to the garden. The open kitchen is fully equipped with all necessary appliances, such as a combi oven and dishwasher. Adjacent to the kitchen, you will find a practical storage room.

Via the staircase, you reach the night hall on the first floor, which gives access to three bedrooms and a bathroom. The bathroom is fitted with a washbasin, a rain shower, and a toilet.

In addition, the property offers a spacious storage room, accessible both from the living area and the carport, with direct access to the garden.

The north-facing garden features a cozy terrace and a garden shed. Bordering a line of trees, it offers a natural and peaceful atmosphere, perfect for relaxing and enjoying the evening sun.

The home has been fully designed with sustainability and energy efficiency in mind. It is equipped with a heat pump and smart technology control systems, ensuring optimal living comfort and low energy costs.





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# Facts & Figures

## Address Details

**address** Koestraat  
3740 Bilzen-Hoeselt

## Financial information

**price excl. cost** € 358.513  
**cadastral income** € 94  
**vat fees apply** yes

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## Technical information

**year of construction** 2025  
**plot size** 321 m<sup>2</sup>  
**habitable living space** 125 m<sup>2</sup>  
**garden orientation** noordwesten

**bedrooms** 3  
**bathrooms** 1  
**carport** yes

**g-score** a  
**p-score** d  
**o-level** klasse a (geen kans)