



Moderne villa in residentiële omgeving!

Joseph Smeetslaan 299a, 3630 Maasmechelen

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This luxurious villa is located in the residential area of Maasmechelen with the Hoge Kempen Park just a stone's throw away! The villa has a high quality finish with parquet and natural stone floors and large windows that provide lots of light throughout the house. The plot of 1.500m² is situated in the woods with a private garden and terrace to enjoy the peace and quiet.

CLASSIFICATION:

On the ground floor there is an entrance hall and the living room with a sitting and dining area with loft. Furthermore, there is an office space with archive, which could possibly be converted into a bedroom on the ground floor. In addition, there is a laundry room with fitted wardrobes and connections for washing machine and dryer and finally the fully equipped kitchen.

The first floor has a landing with 2 bedrooms, a dressing room, storage room and bathroom. Floor 2 is furnished with the master bedroom with bathroom.

The garden surrounds the property, is fully fenced and landscaped with a terrace and carport for 2 vehicles with garden shed.

FINISHING:

The open plan living kitchen is finished with a marble worktop and appliances including an American fridge, gas hob, extractor fan integrated into the island, oven, microwave, dishwasher, one and a half bowl sink and an espresso machine.

The bathroom on the first floor is equipped with a walk-in shower, double washbasin, a bidet and a toilet.

The bathroom in the master bedroom has a designer bath, walk-in shower and a single washbasin integrated into the furniture.

RECONSTRUCTION OF THE JOSEPH SMEETSLAAN

A cycle highway will be constructed on Joseph Smeetslaan, running from As to Maasmechelen. To create sufficient space for this cycle highway, one lane will be sacrificed. This means that Joseph Smeetslaan between Oude Baan and

Rijksweg will become one-way traffic in the direction of Rijksweg. However, the road will not be closed and will therefore not become a dead end at any point on Joseph Smeetslaan/Weg naar As (source: Mobility Department of the municipality of Maasmechelen).





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Facts & Figures

Address Details

address Joseph Smeetslaan 299a
3630 Maasmechelen

Financial information

price excl. cost € 929.000
registration fees apply yes
cadastral income € 1.672

Technical information

year of construction	2004	bedrooms	3
plot size	1.501 m ²	bathrooms	2
habitable living space	336 m ²	carport	yes
garden orientation	zuidoosten	heating	cv op gas d.m.v. luchtverwarming
		epc	279 kwh/m ²

external woodwork aluminium, dubbele beglazing

extra videophone, alarm system, garden shed, underground rainwater tank

g-score a

p-score a

o-level niet gelegen in een overstromingsgevoelig gebied