



Vergunde tweewoonst met paardenaccommodatie op 3.721 m²

Hoelbeekstraat 78/80, 3746 Bilzen-Hoeselt

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*In the rural area of Hoelbeek, you will find this multifunctional property with an EPC rating of B, set on a plot of 3,721 m². It consists of a licensed two-family home with separate house numbers, individual entrances, and private garages. These units can also easily be combined into one spacious residence. The property offers a total living area of approximately 432 m² and includes a professionally equipped outbuilding, ideal for horse enthusiasts or versatile use. The location is *idyllisch* and residential, with easy access to Genk, Hasselt, Tongeren, and Maastricht.*

Layout

House number 78 features, on the ground floor, an entrance hall that leads to the spacious living room with an adjoining kitchen and a bright veranda. This level also includes a storage room, a laundry room, a pantry, an office, a bathroom with bathtub and shower, a separate toilet, a technical room, and a garage. The first floor comprises a night hall, two bedrooms, and a second bathroom.

House number 80 consists of a spacious triplex apartment. The ground floor includes the garage and the entrance hall. The first floor comprises a hall, the living room, a large kitchen with an adjoining pantry, and a separate toilet. The second floor features a night hall, three bedrooms, a bathroom with bathtub, shower, and toilet, a walk-through dressing room, and a second dressing room that can be converted into a fourth bedroom if desired. An attic space, finished and suitable for additional storage, is accessible via a pull-down ladder.

At the rear of the plot, there is also a separate outbuilding arranged as a horse stable with four horse boxes and additional storage space. This infrastructure is a clear added value for horse enthusiasts or can serve as a practical storage or workspace.





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Facts & Figures

Address Details

address Hoelbeekstraat 78/80
3746 Bilzen-Hoeselt

Financial information

price excl. cost € 649.000
registration fees apply yes
cadastral income € 1.772

Technical information

year of construction	1996	bedrooms	5
plot size	3.721 m ²	bathrooms	3
habitable living space	432 m ²	garages	2
patio orientation	zuidwesten	carport	yes
garden orientation	zuidwesten	parking spaces	2
		heating	warmtepomp
		epc	154 kwh/m ²

external woodwork volledig dubbele beglazing in aluminium

extra solar panels, workshop

g-score a

p-score a

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied

worg no