



# **Uitzonderlijke villa van 320m<sup>2</sup> gelegen in het pittoreske Leut, op een boogscheut van de Maas!**

*Zuilstraat 32, 3630 Maasmechelen*

# Uitzonderlijke villa van 320m<sup>2</sup> gelegen in het pittoreske Leut, op een boogscheut van de Maas!

*This sleek and timeless villa is situated on a beautiful 1,439 m<sup>2</sup> plot in the picturesque village of Leut (Maasmechelen). Built in 1999, the home was designed with a focus on light, space, and living comfort: the impressive double-height ceiling with large windows connects the dining area with two cozy sitting areas, separated by a stylish gas fireplace. Great attention has also been paid to energy efficiency. The property is very well insulated, all windows are fitted with high-performance glazing, and 19 solar panels have been installed. The fully landscaped garden is a true oasis of tranquility, featuring multiple terraces, a long swimming pool, and plenty of privacy. With a spacious office on the ground floor, this villa is also ideal for those who wish to combine living with a professional practice or working from home.*

## Layout

On the ground floor, a spacious entrance hall with a cloakroom and guest toilet welcomes you into the home. From here, you enter the impressive dining area with a double-height ceiling and large windows offering stunning views of the garden. Adjacent is a cozy sitting area with a gas fireplace, alongside a separate TV corner. The dining area also provides access to the renovated luxury kitchen from 2016.

Further on the ground floor, there is a utility room with built-in cupboards and connections for a washing machine and dryer, a second separate toilet, and a large office — ideal for working from home or running a professional practice.

On the first floor, a generous landing with a double-height ceiling connects all spaces, creating an open and airy atmosphere. Here, you will find the master bedroom with a private dressing room and ensuite bathroom. On the other side of the landing are three additional full-sized bedrooms and a second bathroom.

The villa is fully basemented, featuring a spacious indoor garage for three cars with a heated driveway. Additionally, there is a technical room and a large storage/pantry area.

The west-facing, fully landscaped garden is completely fenced and designed with tranquility and privacy in mind. It includes a raised terrace adjacent to the living area, a heated swimming pool with a filtration system, and a garden shed with an additional covered terrace equipped with heating elements.

## Finishing

The villa is finished with high-quality materials and meticulous attention to detail. The ground floor features natural stone (slate) and solid parquet flooring, built-in custom cabinetry, designer recessed lighting, and a central vacuum system.

The renovated custom kitchen (2016) has a ceramic countertop and premium appliances, including an American-style fridge, a Smeg stove with induction cooktop and integrated oven, extractor hood, dishwasher, double sink, and a practical coffee corner.

The ensuite master bathroom has been luxuriously renovated and includes a freestanding bathtub, a walk-in shower, and a sleek vanity unit with washbasin.

The second bathroom is equipped with a shower, a vanity unit with washbasin, and a toilet — ideal for children or guests.



# Facts & Figures

## Address Details

**address** Zuilstraat 32  
3630 Maasmechelen

## Financial information

## Technical information

<b>year of construction</b>	1999	<b>bedrooms</b>	4
<b>plot size</b>	1.439 m <sup>2</sup>	<b>bathrooms</b>	2
<b>habitable living space</b>	320 m <sup>2</sup>	<b>garages</b>	3
<b>garden orientation</b>	west	<b>parking spaces</b>	4
		<b>heating</b>	vloerverwarming aardgas, warmtepompboiler
		<b>epc</b>	148 kwh/m <sup>2</sup>
<b>external woodwork</b>	aluminium, dubbele hr-beglazing		
<b>extra</b>	solar panels, alarm system, fire detection, garden shed, cellar, underground rainwater tank		
<b>wellness</b>	swimming pool		
<b>g-score</b>	a		
<b>p-score</b>	a		
<b>o-level</b>	klasse a (geen kans)		
<b>o-level</b>	niet gelegen in een overstromingsgevoelig gebied		