



Luxe nieuwbouwwilla van 336 m² op een perceel van 1.313 m²

Vogelsancklaan 295, 3520 Zonhoven

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This exclusive newly built villa, completed in 2024, combines contemporary architecture, high-quality finishes and a well-thought-out layout. Thanks to its energy-efficient features and favourable EPC rating of A (E-level 45), this villa is also fully equipped for the future.

LAYOUT

Through the stylish entrance hall, featuring an imposing designer staircase, a cloakroom and a guest toilet, you reach the various living areas, the separate home office and the double in-house garage.

The living area comprises a cosy sitting area with a connection for a gas fire, which flows seamlessly into the dining room and the open-plan bespoke kitchen with a cooking island. Thanks to the impressive floor-to-ceiling windows on three sides of the property, this living space enjoys exceptional natural light and an optimal connection to the garden. On the street side is a separate home office, ideal for those who wish to combine living and working. The ground floor also features a central heating plant room, a cool storage room and a double in-house garage with an integrated laundry room.

The first floor comprises three spacious bedrooms, including a generous master suite with an adjoining dressing room that offers direct access to the stylish bathroom. This is fitted with a bath, a spacious walk-in shower, a double washbasin and a toilet. The spacious landing ensures a pleasant flow between the various rooms.

The property has a partial basement and features a utility room and several practical storage areas, providing ample storage and functional space.

FINISHES

This villa was completed in 2024 and finished using sustainable, high-quality materials and modern techniques that meet the highest living standards. The large glazed areas create an abundance of natural daylight and enhance the open character of the living spaces, whilst the well-thought-out layout ensures optimal living comfort.

This property is also exceptionally well-equipped from a technical perspective. For instance, the villa features an air-to-air heat pump combined with a condensing gas boiler, solar panels, a Type D ventilation system, aluminium external joinery with high-efficiency glazing, external blinds and provision for air conditioning. These energy-efficient features result in excellent energy performance, with an EPC rating of A (E-level 45), and contribute to a sustainable and future-oriented living environment.





Facts & Figures

Address Details

address Vogelsancklaan 295
3520 Zonhoven

Financial information

price excl. cost € 965.000
registration fees apply yes
cadastral income € 2.036

Technical information

year of construction	2024	bedrooms	3
plot size	1.313 m ²	bathrooms	1
habitable living space	336 m ²	heating	viessmann cv op gas d.m.v. radiatoren en vloerverwarming
garden orientation	zuidwesten	epc	74 kwh/m ²

external woodwork dubbele beglazing

extra solar panels, alarm system, fire detection, cellar

g-score a

p-score a

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied

