



Stijlvolle villa met wellnesscomfort, aparte praktijkruimte in Maasmechelen!

Genieskensstraat 11, 3630 Maasmechelen

Stijlvolle villa met wellnesscomfort, aparte praktijkruimte in Maasmechelen!

A move-in-ready, spacious villa where space, luxury and versatility come together in perfect harmony. The property features a bright and inviting living area, three bedrooms, a private wellness area and a fully basemented floor with a separate entrance, making it ideal for a professional practice or home office. The high-quality finishes and modern amenities complete this exceptional property.

LAYOUT

You enter this stylish property through the spacious entrance hall with guest toilet. The entrance hall provides access to the generous and bright living area, where the living room and open-plan kitchen seamlessly flow into one another. Thanks to the large windows, the living space benefits from an abundance of natural daylight and pleasant views of the garden. Adjacent to the living area is a practical utility room, currently used as a laundry room.

From the living area, you have direct access to the beautifully landscaped garden, where a covered terrace, a charming pergola and a plunge pool create the perfect setting to relax and enjoy outdoor living.

The first floor comprises three full-sized bedrooms, a separate dressing room and two comfortable bathrooms. The main bathroom is additionally equipped with a private sauna, creating a true wellness experience at home.

The property is fully basemented and benefits from a separate entrance, making this level ideally suited for a professional practice, home office or independent workspace. Currently, this area is fitted out as a professional beauty salon with various wellness facilities, including rain showers, a sauna and a jacuzzi.

Finally, the property offers a spacious 49 m² garage equipped with an electric sectional door.

FINISHING & COMFORT

This property stands out thanks to its high-quality, contemporary finish, with particular attention given to natural light, space and living comfort. It is equipped with modern features including a C-type ventilation system and air conditioning.

The open-plan kitchen is fully fitted and equipped with all contemporary appliances. It forms the heart of the home and connects seamlessly with the living area.

The main bathroom has been luxuriously finished and features a double washbasin, a walk-in rain shower, a whirlpool

bath and an integrated sauna, allowing you to enjoy a genuine wellness experience in the comfort of your own home.







Facts & Figures

Address Details

address Genieskensstraat 11
3630 Maasmechelen

Financial information

price excl. cost € 1.250.000
cadastral income € 2.050

Technical information

year of construction	2014	bedrooms	3
plot size	1.020 m ²	bathrooms	3
habitable living space	573 m ²	heating	elco
patio orientation	noord	epc	76 kwh/m ²

extra solar panels, videophone, fire detection, domotics system, cellar

wellness sauna
relax area