



Architecturale villa (499m²) met Leisure Pavilion, residentieel gelegen op een perceel van 2.977 m²

Meeuwenlaan 55, 3550 Heusden-Zolder

Architecturale villa (499m²) met Leisure Pavilion, residentieel gelegen op een perceel van 2.977 m²

Tucked away in a beautifully landscaped, green garden lies this exceptional architect-designed villa, where the distinctive architecture of the 1970s blends harmoniously with contemporary luxury and living comfort. A detached Leisure Pavilion, suitable as a fitness, wellness, practice or relaxation area, adds significant value. Situated in a residential area in Heusden-Zolder, this property enjoys optimal privacy and tranquillity, combined with excellent accessibility thanks to its proximity to the E314.

Layout

The grand entrance hall forms the stylish entrance to the villa and leads onto the central circulation area with a cloakroom and guest toilet.

The heart of the villa is the spacious living area, which faces entirely towards the garden. An impressive, elongated glass frontage creates an exceptional connection with the outdoor terrace and allows the interior to blend seamlessly into the surrounding garden. The living area is harmoniously divided into an elegant dining room, a centrally positioned **open-plan kitchen with a spacious cooking island and integrated kitchen bar**, and a cosy sitting area with a gas fire. Adjacent to this is a practical utility room with additional storage space.

A separate **TV room with an integrated desk area** creates a more intimate living environment whilst also providing space for working from home or studying. The in-house garage comfortably accommodates **three vehicles** and also features a separate pantry and storage area.

First Floor

On the first floor, there are **two fully-fledged private suites**, each featuring a spacious sleeping area, an en-suite dressing room and a private bathroom. In addition, there is a separate guest bedroom and an office space, which can be converted into a **fourth bedroom** without major alterations. A separate toilet completes this floor.

Leisure Pavilion

A special feature of the property is the detached **Leisure Pavilion** in the garden. This multifunctional space was originally designed as an indoor swimming pool. The pool has now been professionally filled in, meaning the space currently serves perfectly as a lounge and relaxation area.

The pavilion also features a **private bar with storage, a shower, a separate toilet and an infrared sauna**, making it ideal as a private wellness area, entertainment space or exclusive man cave.

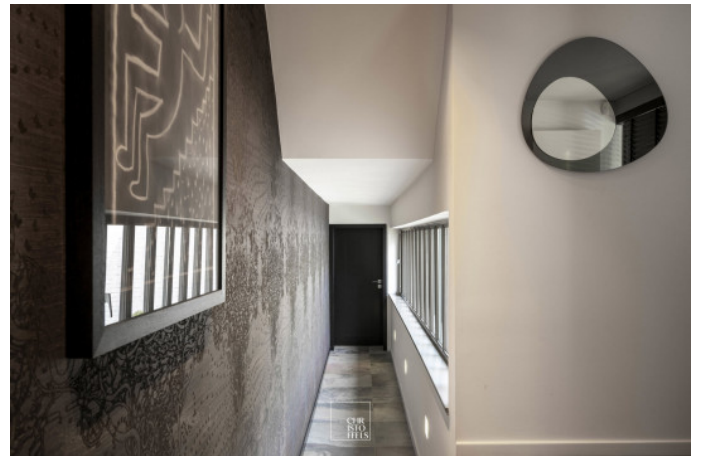
Finally, the property also includes a **detached garage for two vehicles**.

Finishes

The villa was originally built in the **1970s** and underwent **a thorough renovation between 2012 and 2018**, combining its characteristic open-plan architecture with contemporary comfort, sustainability and high-quality finishes.

The luxurious open-plan kitchen features a **composite worktop** and high-quality **Gaggenau appliances**, including an American-style fridge, an induction and gas hob, two combi-ovens with steam and microwave functions, an espresso machine and a dishwasher. The kitchen also features a **Quooker and a wine cooler**.

The first bathroom is luxuriously finished in composite and fitted with a dual-seater bath, a walk-in rain shower, a double washbasin and a toilet. The second bathroom features a shower, a washbasin and a toilet.





Facts & Figures

Address Details

address Meeuwenlaan 55
3550 Heusden-Zolder

Financial information

price excl. cost € 1.650.000
registration fees apply yes
cadastral income € 3.507

Technical information

year of construction	1976	bedrooms	3
year of renovation	2018	bathrooms	2
plot size	2.977 m ²	garages	5
habitable living space	499 m ²	heating	valliant
patio orientation	zuid	epc	146 kwh/m ²
garden orientation	zuid		

external woodwork hr-dubbel

extra solar panels, alarm system, airconditioning system, domotics system

wellness relax area

g-score d

p-score d

o-level klasse d (middelgrote kans onder huidig klimaat)

worg no