



Eigentijdse gerenoveerde villa op een riant perceel van 1.986 m²

Zandstraat 10, 3550 Heusden-Zolder

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A stylishly renovated villa with 225 m² of usable floor space, three bedrooms, spacious living areas, a practice room and a beautifully landscaped garden offering maximum privacy.

This characterful villa was originally built in 1953 and underwent a thorough, comprehensive renovation in 2018, transforming its authentic foundations into a contemporary living space with a strong focus on architecture, light and energy efficiency.

Large glazed areas and an impressive skylight create a unique flood of natural light and enhance the connection between the living spaces and the beautifully landscaped garden. With a usable floor area of approximately 225 m² on a spacious plot of 1,986 m², this property offers an exceptional combination of space, privacy and contemporary living comfort.

Layout

The entrance hall forms the central access point to the house and connects to the various living areas. Adjacent to this are the guest toilet, a spacious coat cupboard and a separate utility room.

The living area has been designed to be particularly open and spacious and comprises a cosy sitting area, a dining room, a beautiful conservatory and a modern open-plan kitchen. The kitchen features a central cooking and work island with integrated seating, forming the natural heart of the home.

The large windows and architectural skylight allow abundant natural light to flood in and create a strong visual connection with the garden. The living areas offer direct access to the spacious terrace and the garden beyond. Also on the ground floor is a separate office or practice space with its own entrance. This layout is ideal for a liberal profession, a home-based practice or a comfortable and prestigious home office.

On the first floor are three bedrooms. One bedroom has its own shower and washbasin, offering extra privacy and comfort. The contemporary main bathroom features a freestanding bath, a spacious walk-in rain shower and a vanity unit with a double washbasin.

Finishes & comfort

During the thorough renovation in 2018, considerable attention was paid not only to the architecture and interior finishes, but also to modern living comfort and energy efficiency.

The property is heated by natural gas central heating and also features solar panels and air conditioning in the living area and one of the bedrooms. With an EPC of just 68 kWh/m², this characterful villa combines its generous living

comfort with exceptionally good energy efficiency.

The beautifully landscaped garden is a major asset of the property. The spacious plot of **1,986 m²** offers a green and exceptionally private setting with a spacious terrace, a garden shed and a garage.

A stylish, move-in-ready villa for those seeking **space, privacy, architectural light and contemporary comfort**, combined with the charm of an existing property and the quality of a thorough renovation.





Facts & Figures

Address Details

address Zandstraat 10
3550 Heusden-Zolder

Financial information

price excl. cost € 719.000
registration fees apply yes
cadastral income € 1.217

Technical information

year of construction	1953	bedrooms	3
year of renovation	2018	bathrooms	2
plot size	1.986 m ²	garages	1
habitable living space	225 m ²	heating	centrale verwarming op gas d.m.v. radiatoren, convectoren en oppervlakteverwarming en lucht/lucht warmtepomp
		epc	68 kwh/m ²

external woodwork	hr-glas b, driedubbele beglazing in plat dak
extra	solar panels, alarm system, fire detection, airconditioning system, garden shed, cellar, underground rainwater tank
g-score	a
p-score	a
o-level	klasse a (geen kans)
o-level	niet gelegen in een overstromingsgevoelig gebied