



Tijdloze villa van 422 m² met uitzonderlijke ruimte en mogelijkheden nabij Maastricht!

Burgemeester Marresbaan 3A, 3770 Riemst

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This villa with professional practice space in Riemst is situated on a 1,672 m² plot and offers countless possibilities, allowing you to perfectly combine living and working thanks to its well-thought-out layout and generous space. The home features three bedrooms and two bathrooms. The practice area currently comprises five spacious treatment rooms, and there is ample parking available. The residential and practice areas are currently separated but can easily be merged again.

LAYOUT

On the ground floor, you are welcomed by a spacious entrance hall with two guest toilets: one for private use and one for professional use. Through two sets of double doors, there is access to both the residential area and the professional area.

The residential section features a generous living room with a lounge area, a built-in wood-burning fireplace, and a modern open-plan kitchen. Adjacent to this is the bright garden room with maximum garden contact and views, currently arranged as a dining area. The utility room is fitted with built-in cupboards, a sink, and connections for a washing machine and dryer.

The first floor comprises a spacious open night hall and three bedrooms. The master bedroom includes a dressing room, a balcony, and a private bathroom with a bathtub and a double washbasin integrated into a vanity unit. The second bathroom is equipped with a shower, a double washbasin integrated into a vanity unit, and a toilet.

The professional/practice area on the ground floor consists of a reception and waiting area, two treatment rooms, and a shower room. An internal staircase leads to three additional treatment rooms on the upper floor. All rooms are fitted with a water connection and a single washbasin. In addition, the salon is equipped with a heat pump. The practice area also provides access to the basement level underneath the entire property, offering space for storage, a relaxation area, and several technical rooms.

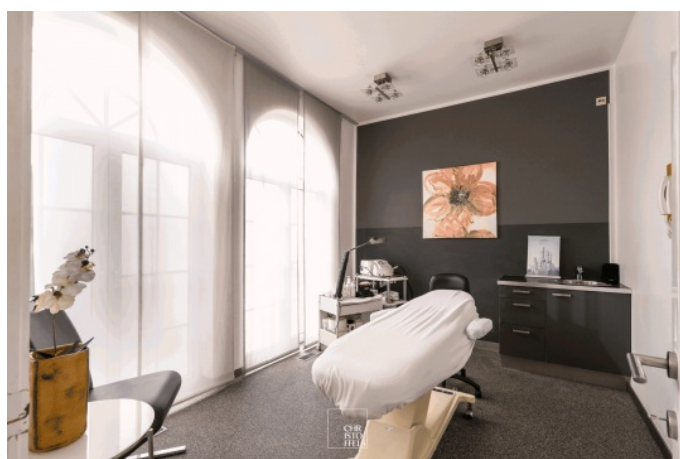
The fully enclosed garden is southwest-facing and offers complete privacy.

FINISHES

The handleless bespoke kitchen with a composite worktop is equipped with an American-style fridge, induction hob, oven, extractor hood, built-in dishwasher, and a single sink. The master bedroom features air conditioning. The property further benefits from parquet flooring, recessed spotlights, and beautiful arched windows, adding character and providing plenty of natural light.

KEY FEATURES

- Automatic entrance gate with remote control
- Ample parking: multiple parking spaces + the option to park behind the gate
- Basement level set up as office and staff space (ideal as a practice or workspace)
- Additional connections provided: electricity and water supply available at the rear of the garden, ideal for a potential carport
- Flexible layout: the number of bedrooms can easily be increased by converting the existing treatment rooms





Facts & Figures

Address Details

address Burgemeester Marresbaan
3A
3770 Riemst

Financial information

price excl. cost € 795.000
registration fees apply yes
cadastral income € 1.688

Technical information

year of construction	1997	bedrooms	3
plot size	1.672 m ²	bathrooms	2
habitable living space	422 m ²	parking spaces	8
garden orientation	west	epc	226 kwh/m ²

external woodwork pvc, hr-beglazing
extra alarm system, airconditioning system, cellar
g-score a
p-score d
o-level klasse a (geen kans)