



Exclusief landhuis met buitenzwembad op perceel van 2.787m² aan de bosrand.

Voetsveld 29, 3945 Tessenderlo-Ham

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This exclusive country house, built in 2001, with a living area of no less than 455 m², is situated in a particularly peaceful location on a generous plot of 2,787 m² and offers an exceptional combination of space, privacy and living comfort. The villa has been finished to a high standard using quality materials and features, amongst other things, a swimming pool, air conditioning in the bedrooms, an alarm system, a central vacuum system and an integrated Bang & Olufsen audio system. The property also has a full basement, which includes a home cinema.

LAYOUT

The spacious entrance hall, with a cloakroom and separate guest toilet, serves as the central access point to the various living areas. The generous sitting room features a built-in gas fire and opens onto the dining room. The dining room offers direct access to the covered terrace and the garden behind.

Adjacent to this is the fully fitted kitchen-diner with a cooking and work island and a separate breakfast nook. The ground floor also features a separate study, a practical utility room with built-in cupboards and an internal double garage with an automatic door.

On the first floor, the landing provides access to four bedrooms and two bathrooms. The spacious master bedroom has a separate dressing room and an en-suite bathroom. This floor also provides access to a roof terrace.

The property has a full basement, offering a great deal of additional space. In addition to the utility room, this level features a pantry, a fitted bar, a home cinema and a technical room.

The fully fenced and landscaped garden has been designed as a fully-fledged outdoor living space; it borders the woods and features several natural stone terraces, a covered terrace, a heated outdoor swimming pool, an atmospheric conversation pit and an oak outbuilding. The plot is accessed via an automatic entrance gate.

FINISHES

The kitchen features a granite worktop and is fitted with high-quality Miele appliances, including a fridge, induction hob, extractor hood, oven, steam oven, combi-oven, espresso machine, plate warmer and dishwasher. A double sink completes the kitchen fittings.

The en-suite bathroom adjoining the master bedroom features a dual-seater bath, a walk-in shower, a double

washbasin, a toilet and a bidet. The second bathroom is fitted with a walk-in shower and a washbasin integrated into the bathroom cabinet.

In terms of comfort, too, the property is exceptionally well-equipped, with air conditioning in the bedrooms, an alarm system, a central vacuum system and an integrated Bang & Olufsen audio system. The combination of high-quality materials, extensive technical facilities and the recently landscaped outdoor area with swimming pool and conversation pit rounds off the property perfectly.





Facts & Figures

Address Details

address Voetsveld 29
3945 Tessenderlo-Ham

Financial information

price excl. cost € 1.350.000
registration fees apply yes
cadastral income € 2.077

Technical information

year of construction	2001	bedrooms	4
plot size	2.787 m ²	bathrooms	2
habitable living space	455 m ²	garages	2
patio orientation	zuid	heating	viessman cv op stookolie d.m.v. vloerverwarming, lucht-lucht warmtepomp
garden orientation	noordwesten	epc	308 kwh/m ²

external woodwork hout, dubbele beglazing, rolluiken

extra videophone, alarm system, fire detection, airconditioning system, garden shed, cellar

wellness swimming pool

g-score a

p-score a

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied