

# Exclusive villa (843m<sup>2</sup>) located in rural and wooded area!

Hoevedreef zn , 3630 Maasmechelen



**Christoffels**

vastgoed nv - sinds 1954

# Exclusive villa (843m<sup>2</sup>) located in rural and wooded area!

This spacious villa country house of 843 m<sup>2</sup> is located in a rural and wooded area of Maasmechelen with easy access to the E314. The villa from 1960, was expanded in 1990 and has a quality finish with high quality materials such as stone floors and parquet. The house is also equipped with large windows allowing plenty of natural light and contact with the garden.

## DESCRIPTION PRIVATE HOUSE:

The villa has an entrance hall with wardrobe and guest toilet, a kitchen with separate dining room with wood stove, a TV room with fireplace and access to the garden, a separate lounge with large windows and a hobby room. There is also a laundry room, a shoe storage room, a garden storage room that can be accessed from the garden, a spacious garage for 4 cars. The basement is currently used as a wine cellar.

Upstairs there is a night hall, a master bedroom with private dressing, bathroom and sauna. In addition, there is a second bedroom with dressing room, bedroom 3 and 4 and bathroom 2. Furthermore, a spacious attic floor, accessible via a loft ladder.

The garden is southeast facing, naturally landscaped and equipped with a driveway in bricks and sun terrace.

## DESCRIPTION OFFICE:

On the ground floor there is a separate entrance with reception office and a toilet. The floor (approx. 150m<sup>2</sup>) can be used as a showroom or office space with a separate kitchenette.

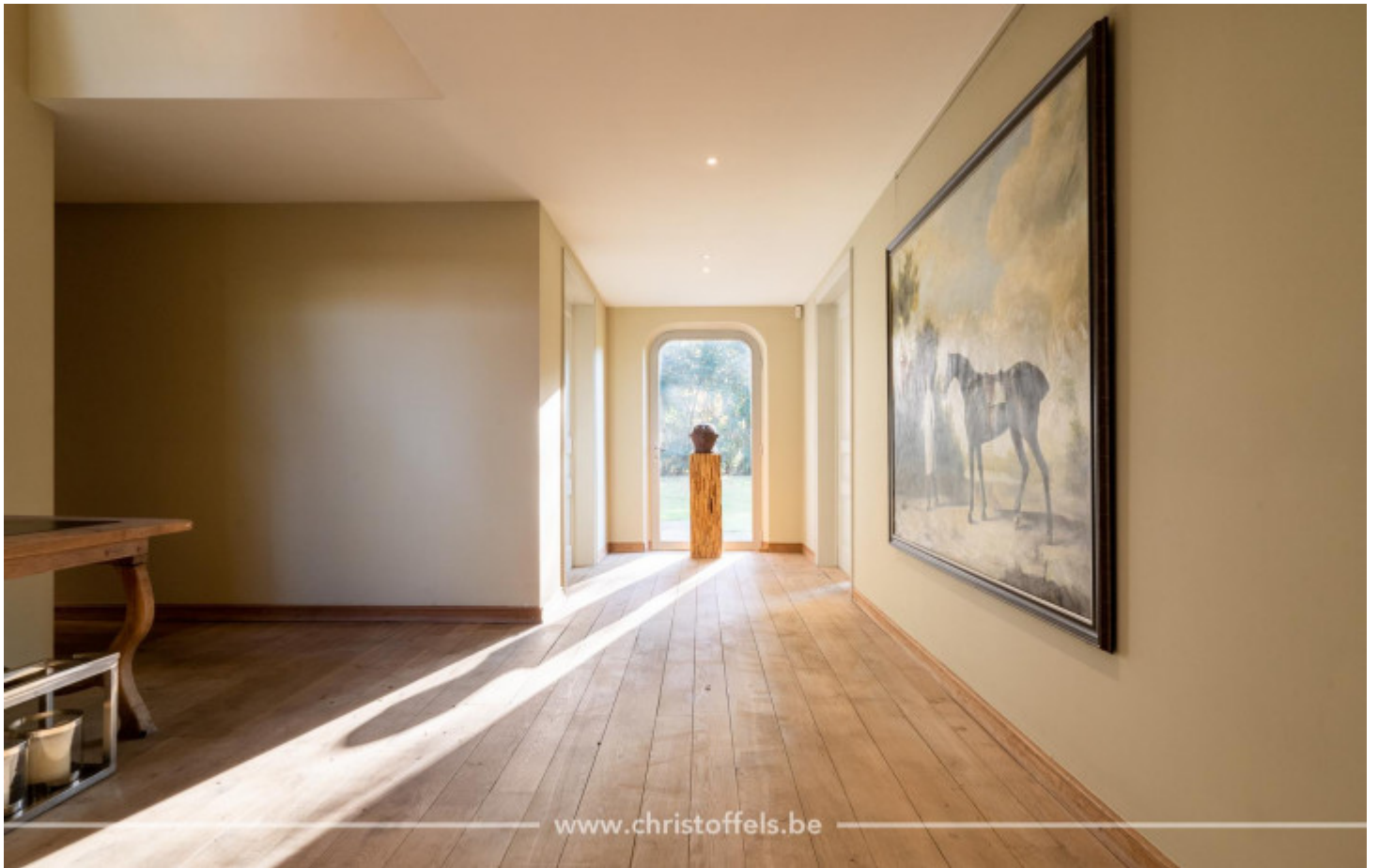
## FINISHING:

The fully installed kitchen with luxury finishes is fitted with an induction hob and extractor hood, oven, dishwasher and single sink.

The private bathroom off the master bedroom is finished with high quality bespoke materials such as natural stone and parquet flooring. Furthermore, it is furnished with a designer duolig bath by Philippe Starck, a walk-in shower and a sauna.

Bathroom 2 is equipped with a shower, a sink and a toilet.









# Facts & Figures

## Address Details

Address Hoevedreef zn  
3630 Maasmechelen

---

## Financial information

Price Excl. Cost € 1.250.000  
Registration Fees Apply Yes  
Cadastral Income € 3.068

---

## Technical information

Year Of Construction 1960  
Year Of Renovation 2010  
Plot Size 10.000 m<sup>2</sup>  
Habitable Living Space 843 m<sup>2</sup>  
Patio Orientation South East  
Garden Orientation South East  
Bedrooms 4  
Bathrooms 2  
Garages 4  
EPC 256 kWh/m<sup>2</sup>  
Extra Alarm system, wine cellar, cellar  
Wellness Sauna  
Gym



**Christoffels**