

## FOR SALE - COUNTRY HOUSE

Sleutjes 34, 3930 Hamont-Achel

**Sold**

**Ref. 5501178**



Number of bedrooms: 6  
Number of bathrooms: 2  
Garages: 6  
Availability: at the contract

Surf. Living: 417m<sup>2</sup>  
Surf. Plot: 6200m<sup>2</sup>  
Surf. terrace: 50m<sup>2</sup>  
Neighbourhood: city Center

PEB/EPB: 298kwh/m<sup>2</sup>/j

## DESCRIPTION

This stylish villa is located on the edge of the city park in the centre of Hamont, a stone's throw from the Dutch border. Its central location offers the unique combination of living in beautiful green surroundings and proximity to all major facilities. The stately driveway takes you past the former stables to the spacious villa. What immediately stands out is the beautifully landscaped garden of no less than 6200m<sup>2</sup>. Besides several terraces and a heated swimming pool, this garden is surrounded by characteristic large deciduous trees, which, besides a natural feel, offers a lot of privacy.

Furthermore, with the Eindhoven-Maastricht motorway (A2) less than 10 minutes away, many cities and facilities are within easy reach. Eindhoven can be reached within 25 minutes.

### Layout:

Entrance hall with cloakroom and guest toilet. Spacious office space overlooking the front garden. Sitting room with fireplace and solid oak floor separated from the dining room by beautiful sliding doors. The dining room has lovely views of the rear garden and enjoys plenty of natural light. The kitchen has a practical breakfast nook where it is cosy with a nice view of the rear terrace and pool. A utility room with ample storage space and connections for washing and drying machines as well as a toilet and shower room that are particularly useful for summer swimming parties. In the additional sitting area with a fireplace, enjoy cosy moments with a picturesque scene of the back garden. The basement is particularly spacious and consists of several rooms that can be used as a wine/storage cellar.

### Floor:

On the first floor there are 3 spacious bedrooms, including the master bedroom of c.50m<sup>2</sup> with terrace and views of the front and back gardens. This room could possibly be converted into 2 spacious bedrooms. The bathroom has a double sink, bathtub, walk-in shower and plenty of storage space. There is also a separate toilet.

### Upper floor:

A fixed staircase takes you up to the top floor of the house. Here you will find 2 bedrooms and a Finnish sauna with shower and a sink. This floor also has plenty of built-in wardrobe space.

### Exterior features:

The garden is fully mature, landscaped and equipped with a heated swimming pool with Solar deck. Several terraces where it is pleasant all day long.

### Details:

Some 16 solar panels are on order but will be installed in the autumn (these are also not yet included in the EPC report so this will only be more favourable). The outbuilding has 2 stables and a tack room currently in use as storage. The outbuilding also has space for parking several cars and has a charging station. Garden irrigation system has a professional pumping system (deep well) for watering both the front and back gardens.

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## FINANCIAL

Price: Info at the office

## LOCATION

Environment: City Center, city Center

Available: At the contract

## BUILDING

Habitable surface: 417,00 m<sup>2</sup>

Fronts: 4

Construction year: 1937

State: Good state

Number of floors: 2

Front width: 14,15 m

Type roof: Saddle roof

Orientation rear: South-east

Orientation facade: North-west

## COMFORT

Videophone: Yes

Pool: Yes

## ENERGY

EPC score: 298

EPC code: 0002875573-RES-1

EPC class: C

Double glazing: Thermic isol.

Windows: Wood

Heating type: Gas (centr. heat.)

Heating: Individual

School nearby: Yes

Shops nearby: Yes

Public transport nearby: Yes

Sport center nearby: Yes

## TERRAIN

Ground area: 6.200,00 m<sup>2</sup>

Garden: Yes

Orientation terrace 1: South-west

## LAYOUT

Living room: 35,00 m<sup>2</sup>

Dining room: 40,00 m<sup>2</sup>

Kitchen: 12,00 m<sup>2</sup>, hyper equipped

Bureau: 22,00 m<sup>2</sup>

Veranda: Yes

Bedroom 1: 49,00 m<sup>2</sup>

Bedroom 2: 25,00 m<sup>2</sup>

Bedroom 3: 21,00 m<sup>2</sup>

Bedroom 4: 18,50 m<sup>2</sup>

Bedroom 5: 12,50 m<sup>2</sup>

Bathroom type: Shower and bath tub

Shower rooms: 2

Toilets: 3

Terrace: 50,00 m<sup>2</sup>

Laundry: Yes

Cellar: Yes

Attic: Yes

## TECHNICS

Electricity: Yes

Phone cables: Yes

Cable TV: Yes

Sewage: Yes

Gas: Yes

Water: Yes

## PLANNING

Destination: Living zone

Building permission: Not disclosed

Parcelling permission: Yes

Right of pre-emption: Not disclosed

Asbestos inventory certificate: Yes

Intimation: No legal correction or administrative measure imposed

Flooding area: Not located in flood area

## **PARKING**

Garage: 6

Carport: Yes

Parkings outside: 5

Parkings inside: 6