



# Monumental barn with several possibilities!

*Kluisstraat 24, 3620 Lanaken*

# Monumental barn with several possibilities!

*This historic barn with various possibilities, currently used as a pool and leisure house, is located in a quiet area near the Dutch border, on a plot of 987m<sup>2</sup>.*

## LAYOUT:

The entrance is accessed via an antique woodwork door, the living space is open to the roof ridge with a large floating intermediate floor. Central in the living room is an imposing fireplace with a stone mantelpiece, but the visible roof trusses also give a special atmosphere to this building. From the living room, two large windows offer a view of the swimming pool in the back garden.

The open-plan kitchen is simply furnished. There is also a bedroom, a shower room and 2 toilets on the ground floor.

On the first floor there is a very spacious second bedroom with a fireplace and spacious landing above the living room. Adjacent to the living room there is a cosy covered terrace.

The garden is south-east facing, largely walled and joins the park garden of the neighbouring house.

# Facts & Figures

## Address Details

**address**                      Kluisstraat 24  
   3620 Lanaken

## Financial information

**registration fees apply**      yes

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## Technical information

<b>year of construction</b>	1850	<b>bedrooms</b>	2
<b>plot size</b>	2.130 m <sup>2</sup>	<b>bathrooms</b>	1
<b>habitable living space</b>	236 m <sup>2</sup>	<b>epc</b>	677 kwh/m <sup>2</sup>
<b>garden orientation</b>	north east		
<b>extra</b>	fire detection		
<b>wellness</b>	swimming pool		
<b>g-score</b>	a		
<b>p-score</b>	a		
<b>o-level</b>	not located in flood area		

