

Monumental mansion (719m²) with exceptional park garden of 3,381m²

Kluisstraat 14, 3620 Lanaken



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This unique historic property is located by the canal and close to the Dutch border. The park garden with centuries-old trees and its charming character make this building an idyllic retreat. There are several atmospheric living areas with high ceilings and valuable floor finishes, a vaulted marl cellar and no fewer than 8 bedrooms, 4 bathrooms and an attic yet to be converted.

LAYOUT:

On the ground floor there is a spacious entrance hall with guest toilet, a separate dining room with wood burner, a library with also a wood burner, a sitting room with wood burner, an installed kitchen with dining area, a pantry, a study, a second toilet and a laundry room.

The first floor has six bedrooms and four bathrooms. Accessible via a fixed staircase, the second floor serves as a hobby room with two additional bedrooms and an attic space.

The entire house includes a historic vaulted marl cellar, the floor of which is lined with baked clinkers. The basement houses the central heating system, several storage rooms and a wine cellar.

The garage house, accessible from the rear, provides space for three cars and has a bicycle shed. The landscaped garden, designed as a park garden, also includes a spacious terrace.

FINISHING:

The floors are finished in blue stone, parquet and carpet.





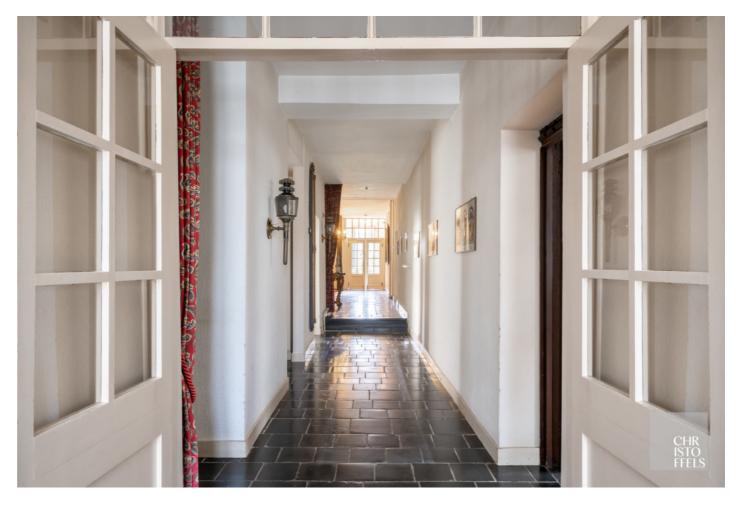
















Facts & Figures

Address Details

address Kluisstraat 14

3620 Lanaken

Financial information

price excl. cost € 895.000

registration fees apply yes

cadastral income € 1.945

Technical information

year of construction 1710 bedrooms

habitable living space $_{719~m^2}$ **epc** $_{360~kwh/m^2}$

extra fire detection, wine cellar, cellar

north east

g-score a

garden orientation

p-score a

o-level not located in flood area

