



Stately villa to be renovated on an exceptional south facing building plot of (30x50)!

Bessemerstraat 437, 3620 Lanaken

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This stately villa, is located in the green close to the woods, has 4 bedrooms, an office and a hobby attic. The house has solid parquet floors, a new roof and a new central heating boiler.

Layout

On the ground floor one enters a spacious entrance hall with an impressive open staircase to the second floor. The living space is a through living room with a sitting area, a dining area and equipped with a built-in fireplace. Central is the kitchen connected to the garden room, in addition there is a guest toilet, vestry and a garage suitable for 1 vehicle.

On the second floor, the landing circulates around the central entrance hall from where there is access to 4 spacious bedrooms and the bathroom.

A spiral staircase leads to the attic, which serves as a hobby/play room and a spacious storage attic.

There are two cellars, one is accessible from the house and is used as a pantry and boiler room. The second cellar is accessible from outside and serves as storage for garden equipment and bicycles.

The well maintained garden is south facing and enjoys maximum privacy.

Finishings

The kitchen is equipped with an oven, dishwasher, double bowl sink, induction hob and extractor fan.

The bathroom comprises a bathtub, shower, single washbasin, bidet and toilet.



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Facts & Figures

Address Details

address Bessemerstraat 437
3620 Lanaken

Financial information

price excl. cost € 549.000
registration fees apply yes
cadastral income € 1.113

Technical information

year of construction	1961	bedrooms	4
plot size	1.500 m ²	bathrooms	1
habitable living space	293 m ²	epc	447 kwh/m ²
garden orientation	south west		

extra fire detection, garden shed, cellar
g-score a
p-score a
o-level not located in flood area