

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

Bessemerstraat 437, 3620 Lanaken



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

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.







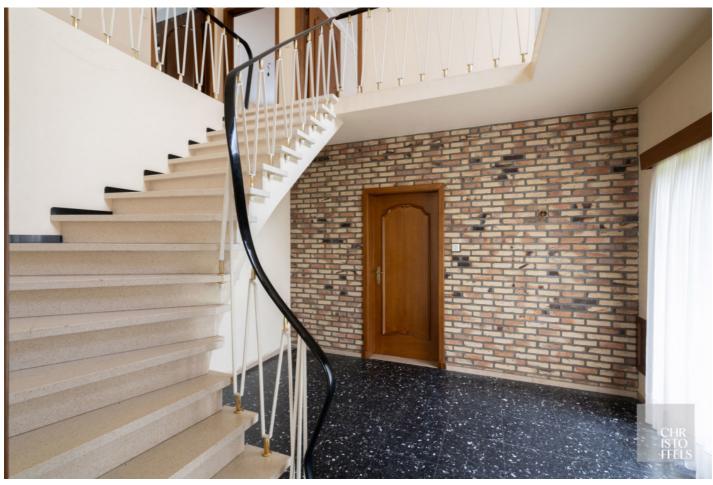














## **Facts & Figures**

## **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

**habitable living space**  $293 \text{ m}^2$  **epc**  $447 \text{ kwh/m}^2$ 

**extra** fire detection, garden shed, cellar

south west

**g-score** a

garden orientation

**p-score** a

o-level not located in flood area

