



Spacious 5-bedroom villa on a plot of 1,321m² with pool!

Jasmijnstraat 8, 3620 Lanaken

Spacious 5-bedroom villa on a plot of 1,321m² with pool!

This elegant villa is quietly located in a residential villa area in Neerharen, on a plot of 1,321m². The villa, with 5 bedrooms, 2 bathrooms and a double garage, is surrounded by a well-kept, fully fenced garden with a heated outdoor pool. You are within walking distance of beautiful natural areas and just a 10-minute drive from Maastricht.

LAYOUT:

On the ground floor is a spacious entrance hall with cloakroom and guest toilet. From the entrance hall, there is access to the stairwell leading to the first floor. The ground floor also offers a spacious living area with sitting and dining area, gas fireplace and large windows overlooking the garden. Furthermore, there is a living kitchen with adjoining garden room with breakfast corner and a utility room equipped with a kitchen unit with 4-burner gas hob, built-in dishwasher, combination oven and two sinks. In addition, there is an indoor garage for two cars, equipped with automatic gates, a sink and connections for washing machine and tumble dryer.

The wooden staircase in the entrance hall leads to the first floor. Here you will find the night hall, a master bedroom with private dressing room and private bathroom, two additional bedrooms and bathroom 2.

A second staircase leads to a separate studio on the first floor, where you will find a hallway, a fourth and fifth bedroom (currently used as an office) and a storage room under the roof.

The attic, accessible via a loft ladder, features a storage room with central heating system.

The well-kept garden is fully fenced and has complete privacy thanks to the greenery. There is also a heated outdoor pool, a large terrace with a sunshade and a garden shed. The property has also had 20 solar panels and two batteries of 5kW each since 2023.

FINISHING:

The handle-free Siematic brand kitchen, renewed in 2022, features a corian countertop, an oak dining table, induction hob, fridge, freezer, oven, steam oven, dishwasher, single sink, espresso machine, a plate warmer and a Quooker.

Bathroom 1 features a corner bath, a shower and two sinks integrated in the cabinet. Bathroom 2 is equipped with a shower, washbasin integrated into the cabinet, a toilet and a bidet.





CHR
ISTO
FFELS



CHR
ISTO
FFELS

Facts & Figures

Address Details

address Jasmijnstraat 8
 3620 Lanaken

Financial information

price excl. cost € 879.000
registration fees apply yes
cadastral income € 1.856

Technical information

year of construction	1993	bedrooms	4
plot size	1.321 m ²	bathrooms	3
habitable living space	407 m ²	epc	313 kwh/m ²
garden orientation	north west		

extra alarm system, security cameras, fire detection, garden shed

wellness swimming pool

g-score c

p-score d

o-level not located in flood area