



Superior B-plus villa with infinity pool in breathtaking garden.

Bosstraat 38, 3620 Lanaken

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Optimal enjoyment is possible in this 4 bedroom villa located in a quiet, wooded villa neighborhood of Lanaken. The villa was built in 2004 but in 2015 the interior was completely restyled by a Spanish interior designer. There is no shortage of space here, with a living area of 405m² and a land plot of 2,013m².

LAYOUT

The centrally located spacious entrance hall with a checkroom and a guest toilet gives access through a double glass door to the living space bathed in natural light. The sitting area has a modern gas fireplace and the cozy dining area has optimal garden contact. In addition, there is a semi-open office space equipped with convenient custom cabinets, a custom-made modern open kitchen and a practical laundry room. The first floor also features a wellness area with a sauna, a second toilet and an indoor garage with space for two cars.

On the second floor there is a loft, a night hall and four bedrooms, including the master bedroom with its own bathroom and private dressing room. There is also a separate toilet and an additional bathroom. A fully equipped wine cellar is obviously not to be missed.

FINISH

The open handle-free custom kitchen is luxuriously finished and equipped with exclusive Gaggenau kitchen appliances including a fridge freezer, a freezer, a wine fridge, an induction cooktop, a built-in extractor hood, a combination oven, a dishwasher, a double sink, a grill and a teppanyaki.

Bathroom 1 features a duo bathtub, a large walk-in shower, a double sink and a toilet.

Bathroom 2 features a freestanding designer bathtub, a rain shower and a double sink integrated into the cabinetry.

The garden is a valuable addition to the home. A beautiful outdoor space equipped with an infinity pool with Jacuzzi suitable for 6 people, outdoor lighting, automatic irrigation system and a gazebo. The covered terrace is finished in natural stone and is equipped with an awning.



Facts & Figures

Address Details

address Bosstraat 38
 3620 Lanaken

Financial information

Technical information

year of construction	2004	bedrooms	4
year of renovation	2015	bathrooms	2
plot size	2.013 m ²	epc	180 kwh/m ²
habitable living space	430 m ²		
garden orientation	north west		

extra intercom, videophone, alarm system, security cameras, fire detection, domotics system, wine cellar, cellar

wellness swimming pool
 hot tub

g-score a

p-score a

