



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

*Bosstraat 38, 3620 Lanaken*

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

*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 405m<sup>2</sup> and a land plot of 2,013m<sup>2</sup>.*

## 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

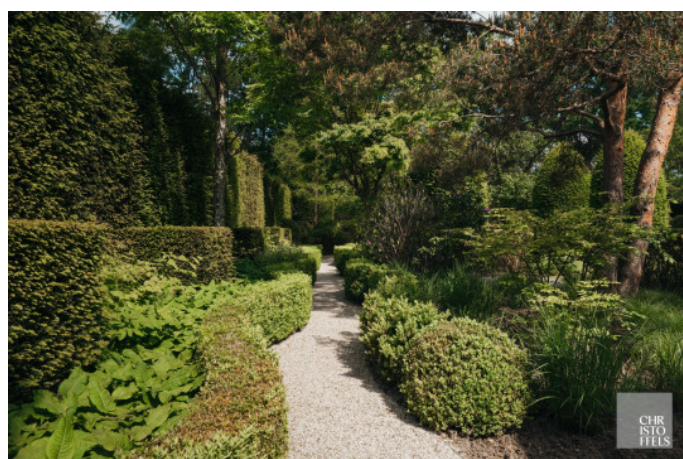
The open handle-free custom kitchen is luxuriously finished and equipped with exclusive Gaggenau kitchen appliances including a fridge freezer, a freezer, a wine fridge, an induction cooktop, a built-in extractor hood, a combination oven, a dishwasher, a double sink, a grill and a teppanyaki.

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

**price excl. cost**                      € 1.640.000  
**cadastral income**                      € 1.752

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## Technical information

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

