



Move-in ready and energy efficient home (label A) in quiet Lanaken area!

Servatiusstraat 8, 3620 Lanaken

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This recently built home (2022) is located in a quiet area in Lanaken on a southwest facing plot of 397m². The house is stylishly finished with high-quality materials and enjoys a high level of energy efficiency thanks to the presence of underfloor heating throughout the house and 12 solar panels. With 3 bedrooms and a spacious garden with terrace, this newly built home is particularly suitable as a family home!

LAYOUT:

The ground floor features an entrance hall with guest toilet and checkroom. The spacious living room consists of a sitting and dining area and a modern open kitchen. Through large windows you have access to the southwest oriented garden.

The ground floor also has a storage room with connections for washing machine and dryer.

The first floor comprises a landing, 3 bedrooms, a bathroom and an extra (technical) storage room.

The southwest oriented grass garden is fully excavated and landscaped with a generous terrace with awning, is fully fenced and offers access to the footpath behind.

A carport is also provided at the front of the house!

Provisions for a charging station are also already in place.

FINISHING:

The handle-free DSM custom kitchen is equipped with a refrigerator, combination oven, a second oven, an induction hob with extractor fan, a double sink and a dishwasher.

The first-floor bathroom features a double sink, walk-in shower, bathtub, towel dryer and toilet.

Both on the ground floor and upstairs there is one air conditioning unit which cools and heats.





Facts & Figures

Address Details

address Servatiusstraat 8
3620 Lanaken

Financial information

price excl. cost € 489.000
registration fees apply yes
cadastral income € 745

Technical information

year of construction 2022
plot size 397 m²
habitable living space 158 m²
patio orientation south east
garden orientation south west

bedrooms 3
bathrooms 1
carport yes
epc 19 kwh/m²

extra fire detection, airconditioning system, underground rainwater tank
g-score a
p-score a
o-level not located in flood area
worg no