



Vlijtingerweg 37, 3620 Lanaken

This high-quality and spacious villa (323m²) is excellently located in the quiet neighborhood of Kesselt, close to the Dutch border. The property features a quality and energy efficient finish, 47 solar panels and a heated outdoor pool! Thanks to the excellent energy label 'B', you can enjoy optimal living comfort here.

LAYOUT:

On the ground floor is a spacious, bright entrance hall with checkroom and guest toilet. Through the glass door you reach an open living space with a dining and sitting area. Then there is a spacious bespoke kitchen with breakfast corner opening onto the first covered terrace. There is also a utility room, an office space and an indoor garage suitable for 2 vehicles.

The ground floor also features the master bedroom with ensuite private bathroom and private dressing room.

The upper floor offers a night hall, 3 spacious bedrooms and the second bathroom with shower, toilet and sink integrated into the bathroom cabinet.

This villa is accessed via a front driveway, with a 40sqm workshop at the rear.

The fully landscaped and fenced garden has a heated outdoor pool adjacent to the covered terrace and a second sun terrace.

FINISHING:

The luxury kitchen with granite worktop is equipped with an induction hob, an extractor hood, a combination oven, a refrigerator, a dishwasher and a sink.

The first bathroom has a shower, a bathtub, a double sink integrated into a bathroom cabinet and a toilet.

The second bathroom has a shower, toilet and single sink integrated into a bathroom cabinet.



Facts & Figures

Address Details

address Vlijtingerweg 37
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	1998	bedrooms	4
plot size	2.295 m ²	bathrooms	2
habitable living space	323 m ²	epc	162 kwh/m ²
garden orientation	north west		
extra	fire detection, airconditioning system, workshop		
wellness	swimming pool		
g-score	a		
p-score	a		
o-level	class a (no chance)		