



*Vlijtingerweg 37, 3620 Lanaken*

*This high-quality and spacious villa (323m<sup>2</sup>) 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

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

