



# Industrial heritage transformed into exclusive loft with a living/working area of 1,056m<sup>2</sup>!

*Leon Hermanslaan 26, 3620 Lanaken*

# Industrial heritage transformed into exclusive loft with a living/working area of 1,056m<sup>2</sup>!

*This exceptional listed building from 1912 was built as a clothing and shoe factory. In 2010, the industrial building was transformed into a loft-style architectural living and working space, combining authentic elements with modern design. The loft is located on a plot of 8,075m<sup>2</sup> and features a heated outdoor pool with guesthouse.*

## LAYOUT:

In the imposing entrance hall with a ceiling height of 4.4 metres, the authentic cast-iron staircase flaunts a modern lift from basement to floor 1. A glass plate in the floor recalls how goods used to be transported between floors. There is a guest toilet and two tall pivoting oak doors with access to the living space or kitchen. This is hyper equipped and features a dining area with designer wood burning fireplace and access to the garden.

The living/working room is a rectangular space measuring 15 x 17.4m with a central glass in steel core and designer wood-burning fireplace. All around, there are tall windows, maximising light.

The first floor features a spacious night hall with a central living area with fully equipped kitchen, a sitting area and a dining area. Furthermore, there are 4 spacious bedrooms with 4 bathrooms, a dressing room and a laundry room.

The property has a partial basement with a large central room with lift and toilet, a multipurpose room, a utility room and a technical room.

The property is fully landscaped, fenced with wire and hedge fencing and equipped with an automatic gate. The garden, which is north-facing, is in a green area and includes a grassy meadow with trees and hedges. The outdoor pool is heated and equipped with a solar cover and outdoor shower. There is also an outbuilding, set up as a guest house with a kitchen, bathroom with shower and a sleeping area.

## FINISHING:

The ground floor and first floor are equipped with underfloor heating and cooling via a ground/water heat pump. Each room can be controlled separately.

The kitchen on the ground floor is a semi-industrial kitchen, with a worktop finished in Corian and stainless steel and equipped with the following Gaggenau and Miele appliances; 2 fridges, a freezer with ice dispenser, wine refrigerator, oven, steam oven, steamer, combi oven, 2 dishwashers, 3 sinks, deep fryer, teppanyaki, warming drawer, 2 wok burners, 4 burner gas cooker, Quoocker and an extractor hood.

The upstairs kitchen is a modern bespoke kitchen with cooking island and bar in Corian, fitted with the following Miele appliances; induction hob, single sink, workblak built-in extractor, oven, steam oven, warming drawer, fridge and dishwasher.

Bathroom 1, 2, and 3 are equipped with a walk-in shower, single or double sink and toilet. The master bathroom is equipped with a round designer bathtub, a massage shower with light therapy, a large bathroom cabinet with 2 washbasins and a toilet.









# Facts & Figures

## Address Details

**address** Leon Hermanslaan 26  
3620 Lanaken

## Financial information

**price excl. cost** € 2.250.000  
**registration fees apply** yes  
**cadastral income** € 6.413

## Technical information

<b>year of construction</b>	1912	<b>bedrooms</b>	4
<b>year of renovation</b>	2010	<b>bathrooms</b>	4
<b>plot size</b>	8.075 m <sup>2</sup>	<b>epc</b>	113 kwh/m <sup>2</sup>
<b>habitable living space</b>	1056 m <sup>2</sup>		
<b>garden orientation</b>	north		

**extra** lift, videophone, alarm system, fire detection, guest accommodation, cellar

**wellness** swimming pool

**g-score** a

**p-score** a

**o-level** not located in flood area