



To be renovated home in prominent neighborhood in Lanaken!

Nieuwe Ervenstraat 20, 3620 Lanaken

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This house to be renovated is located on a spacious plot of 695 m² and offers 188 m² of living space. The location is ideal for those looking for a combination of tranquility, nature and easy accessibility. On the one hand, the house is within walking distance of the charming hostellerie “La Butte aux Bois” and borders the vast “Hoge Kempen National Park”. On the other hand, the nearby highways E314 and E313 provide easy access to cities such as Aachen, Heerlen and Antwerp. Maastricht is also a short distance away - even easily accessible by bicycle. In short: a unique opportunity for those looking for space, nature and a central location!

LAYOUT:

On the ground floor there is a spacious entrance hall, living room, dining room, kitchen, porch, bathroom with connections for washer and dryer, toilet and two bedrooms.

The second floor provides a night hall, two additional bedrooms and storage/attic space.

In the basement there is parking for one car, accessible from the backside of the house.

There is also a spacious garden shed.

FINISH

The kitchen is furnished simply with an oven, electric hob, extractor hood and a sink with shy.

The bathroom is equipped with a single sink integrated into the cabinet, a bidet and a bathtub with shower head.





Facts & Figures

Address Details

address Nieuwe Ervenstraat 20
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	1963	bedrooms	4
plot size	695 m ²	bathrooms	1
habitable living space	188 m ²	garages	1
garden orientation	north	epc	956 kwh/m ²

extra	garden shed, workshop, cellar
g-score	d
p-score	d
o-level	not located in flood area
worg	no