



# Renovated long-gabled farmhouse on 1,060 sq. ft. lot!

*Waterstraat 65, 3620 Lanaken*

# Renovated long-gabled farmhouse on 1,060 sq. ft. lot!

*Exceptional characteristic house near domain Pietersheim. Other features include a fully fenced plot with low maintenance garden, spacious living room and French fireplace, possibility to realize an (externally accessible) office/practice space within the existing volume, semi-professional living kitchen and two bathrooms.*

## Layout

The central entrance hall with vestibule provides access to the spacious living room and open plan kitchen. Adjacent is an I-shaped multipurpose open space including guest toilet. The terrace is largely covered and completely laid out in Hainaut blue stone.

A first staircase leads to the night hall with a mezzanine. This floor consists of a dressing room, two bedrooms and a master bedroom with 2nd staircase. Two full bathrooms then complete this floor.

The external comfort is accessed from an electric gate where there are parking spaces for several vehicles, laid out in a high-quality gravel deck. Furthermore, the plot is fully south facing with a lawned area with various mature plantings.

## Finishings

The semi-professional kitchen is fitted with a stainless steel hob with 6 burners, island hood, oven, microwave, dishwasher, deep fat fryer, fridge and freezer.

The first bathroom has a fixed sink, duo bathtub, walk-in shower and toilet. The Finnish sauna is in preparation. The 2nd bathroom is equipped in natural stone with floor heating, sink, walk-in shower and toilet.

The farmhouse is further finished with quality materials, air conditioning and external camera surveillance.





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# Facts & Figures

## Address Details

**address** Waterstraat 65  
3620 Lanaken

## Financial information

**price excl. cost** € 739.000  
**registration fees apply** yes  
**cadastral income** € 999

## Technical information

<b>year of construction</b>	1918	<b>bedrooms</b>	3
<b>year of renovation</b>	2016	<b>bathrooms</b>	2
<b>plot size</b>	1.060 m <sup>2</sup>	<b>epc</b>	262 kwh/m <sup>2</sup>
<b>habitable living space</b>	338 m <sup>2</sup>		
<b>patio orientation</b>	south		
<b>garden orientation</b>	south		

**extra** videophone, security cameras, fire detection, airconditioning system  
**g-score** c  
**p-score** d  
**worg** no