



Stylish villa at prime location in Lanaken!

Paalsteenlaan 34, 3620 Lanaken

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Welcome to this stylish villa with a usable floor area of no less than 208 m², located in a particularly quiet and highly desired residential area in Lanaken. Here you will enjoy daily comfort, style and a touch of luxury, only a few kilometers from Maastricht. The house underwent a total renovation in 2009 and since then radiates a modern, timeless look - without sacrificing coziness. With 4 full-size bedrooms, this villa offers plenty of space for the whole family, while the thoughtful layout ensures a pleasant flow throughout the home. The garden is a real oasis: beautifully landscaped, easy to maintain and with provisions for a pond. Ideal for those who love the outdoors. Inside, you enjoy the comfort of an indoor garage, an energy-efficient D ventilation system and a favorable EPC label - all futureproof. Don't miss this unique opportunity - plan your visit soon and be surprised!

LAY OUT

Upon entering the home, you enter into a tastefully maintained entrance hall that provides access to the guest toilet. The bright living room and cozy dining room together form an open and inviting living space, perfect for cozy family moments or hosting guests. Adjacent is the fully equipped kitchen. For those who work from home, there is a practical office corner discreetly separated from the living space.

On the mezzanine floor, the house has three full-size bedrooms, each with ample space and light.

On the top floor there is a second toilet, the bathroom and a fourth bedroom. This bedroom features an adjoining dressing room which provides additional storage space and a sense of luxury.

The basement offers several functional areas including a laundry room, ideal for organizing laundry and ironing without interfering with the living areas. Furthermore, there is an indoor garage here, equipped with an insulated, automatic sectional door. Finally, there is also a CV room, where the heating system is located.

FINISHING

The modern tailor-made kitchen with island is equipped with a refrigerator, two combination ovens, gas hob, extractor hood, dishwasher and built-in coffee maker.

The stylishly furnished bathroom is equipped with a double sink, a relaxing bubble bath and a spacious rain shower for two.

The master bedroom has air conditioning. The villa is also equipped with an alarm system.



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Facts & Figures

Address Details

address Paalsteenlaan 34
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	1963	bedrooms	4
year of renovation	2009	bathrooms	1
plot size	969 m ²	parking spaces	2
habitable living space	208 m ²	epc	215 kwh/m ²
patio orientation	north east		
garden orientation	north east		

extra alarm system, fire detection, airconditioning system, garden shed, domotics system, workshop, cellar, underground rainwater tank

g-score d

p-score d

o-level not located in flood area

worg no