



Charming move-in ready villa with pool in Rekem-Lanaken!

Groenstraat 72, 3620 Lanaken

Charming move-in ready villa with pool in Rekem-Lanaken!

Located on a 702m² lot in a quiet residential area in Lanaken, this charming home offers a perfect combination of comfort and location. Within walking distance of picturesque and historic Oud-Rekem and just a stone's throw from bustling Maastricht, this house has everything to offer for a pleasant lifestyle. With a living area of 184m² there is enough space for the whole family. The house has 3 bedrooms and is fully cellared which offers extra storage space. Behind the house there is a landscaped terrace with a swimming pool. In short, the ideal family home!

LAYOUT

On the first floor are the entrance hall, the spacious and bright living room with a separate sitting or office area, the living kitchen with a cozy veranda, a toilet and the bathroom.

Through the staircase in the entrance hall you reach the second floor, where in addition to the landing there are three bedrooms and an additional toilet.

The house is fully cellared and provides storage space and a laundry room since the connections for a washer and dryer are present. In addition, there is an indoor garage and a technical room.

The landscaped garden further features a swimming pool and a tiny summerhouse.

FINISHING

The kitchen is luxuriously finished with an oak worktop and features a fridge, freezer, single sink, induction hob, extractor hood, combination oven, coffee machine and dishwasher.

The bathroom has a double sink integrated into the bathroom cabinet, a walk-in shower, a toilet and a bathtub.

The master bedroom has air conditioning. Two bedrooms have shutters.

In the living room there are two gas fireplaces.

The pool is heated by means of a heat pump.



Facts & Figures

Address Details

address Groenstraat 72
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	1974	bedrooms	3
year of renovation	2013	bathrooms	1
plot size	702 m ²	garages	1
habitable living space	184 m ²	epc	295 kwh/m ²
garden orientation	north east		

extra	videophone, fire detection, airconditioning system, garden shed, cellar
wellness	swimming pool poolhouse
g-score	b
p-score	b
o-level	not located in flood area
worg	no