



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

*Groenstraat 72, 3620 Lanaken*

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*Located on a 702m<sup>2</sup> 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 184m<sup>2</sup> 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

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## Technical information

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