

# Villa (336m<sup>2</sup>) with 3 bedrooms and a swimming pond on a plot of 1.219m<sup>2</sup>!

Postweg 77, 3620 Lanaken



# Villa (336m<sup>2</sup>) with 3 bedrooms and a swimming pond on a plot of 1.219m<sup>2</sup>!

This villa (336m<sup>2</sup>) is located in a quiet neighborhood in Lanaken, on a plot of 1,219m<sup>2</sup>. The house offers 3 bedrooms, a bathroom, a garden room, a garage and a fully fenced garden with swimming pond. In addition, the house is within walking distance of beautiful natural areas and only a 10-minute drive from Maastricht.

#### Layout

On the first floor there is an entrance hall with checkroom and guest toilet. The spacious living room consists of a sitting and dining area equipped with a gas fireplace and a garden room equipped with large windows overlooking the garden. In addition, there is a modern, handleless kitchen and an indoor garage suitable for one vehicle equipped with an automatic gate.

The floor has 3 bedrooms, of which the master bedroom has a private dressing room and a roof terrace. There is also another bathroom and a laundry room.

The basement is currently set up as a hobby room.

The well-kept garden is fully fenced and offers complete privacy due to the green planting. In addition, the garden has a swimming pond, a spacious terrace and a garden house.

#### Finishings

The open, handleless kitchen is equipped with a cooking island, induction hob, double sink, extractor fan, dishwasher, oven, fridge and recessed spotlights in the kitchen cabinets.

The spacious bathroom has a shower, toilet, bidet, bathtub and double sink.





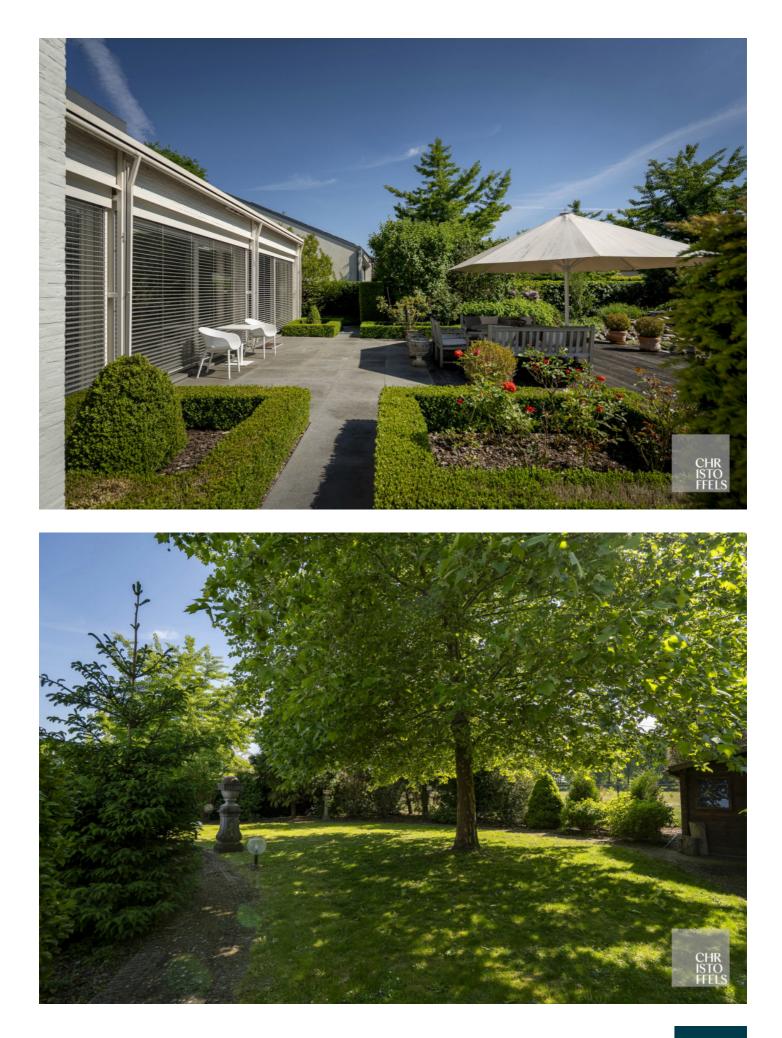














## **Facts & Figures**

### **Address Details**

address

Postweg 77 3620 Lanaken

### **Financial information**

price excl. cost	€ 695.000
registration fees apply	yes
cadastral income	€ 1.135

### **Technical information**

year of construction	2011	bedrooms	3
plot size	1.219 m <sup>2</sup>	bathrooms	1
habitable living space	336 m <sup>2</sup>	ерс	171 kwh/m <sup>2</sup>

g-score	d
p-score	а
worg	no

