



# Spacious, stylish modern villa (547 m<sup>2</sup>) on a south-facing plot of 2,531 m<sup>2</sup>

*Smeetsstraat 9, 3620 Lanaken*

# Spacious, stylish modern villa (547 m<sup>2</sup>) on a south-facing plot of 2,531 m<sup>2</sup>

*Plenty of light, space, and high-end finishes in a quiet residential area of Lanaken perfectly summarize this architectural modern villa with 4 bedrooms, 2 bathrooms, and a home office.*

## LAYOUT

Upon entering this spacious villa, you are welcomed into a generous entrance hall with a guest toilet and cloakroom. From here, you have access to a stylish home office with built-in cupboards, as well as to the bright and airy living area. This consists of a cosy sitting area with a double-height ceiling and a slightly lower dining area, which opens onto the garden through large sliding doors. A modern gas fireplace subtly separates the two spaces while adding both warmth and atmosphere.

The custom-made Polyform kitchen is a real eye-catcher, featuring a cooking island, a cosy breakfast nook, and high-end appliances. A large glass wall offers beautiful views of the garden. Adjacent to the kitchen is a practical utility room.

The house is fully basemented and offers space for up to four cars, a fitness room, and a technical area.

On the first floor, the night hall with open landing maintains a visual connection to the living space below. At the rear, you'll find the luxurious master bedroom with a private bathroom and walk-in dressing, while the front houses two spacious children's bedrooms and a second bathroom.

The second floor accommodates a fourth bedroom, ideal as a guest room, hobby space, or teen retreat.

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## FINISHING

The open, handle-less custom kitchen exudes modern design and is fully equipped with high-quality built-in Miele appliances. These include an induction hob, extractor hood, fridge, combination oven, traditional oven, and an elegant sink – everything you need for stylish and comfortable cooking.

The first bathroom, finished in natural stone, offers pure luxury with a double sink integrated into a sleek vanity unit, a bathtub, and a spacious walk-in shower.

The second bathroom, finished with glossy ceramic tiles, features a bath-shower combination and a built-in single sink

unit – perfect for children or guests.

The home is tastefully finished with oak parquet and natural stone flooring, creating a warm and timeless aesthetic.









# Facts & Figures

## Address Details

**address** Smeetsstraat 9  
3620 Lanaken

## Financial information

**price excl. cost** € 995.000  
**cadastral income** € 1.665

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## Technical information

<b>year of construction</b>	2001	<b>bedrooms</b>	4
<b>plot size</b>	2.531 m <sup>2</sup>	<b>bathrooms</b>	2
<b>habitable living space</b>	547 m <sup>2</sup>	<b>epc</b>	125 kwh/m <sup>2</sup>
<b>patio orientation</b>	south		
<b>garden orientation</b>	south		

**extra** videophone, alarm system, fire detection  
**g-score** a  
**p-score** a  
**o-level** class a (no chance)