



# Charmingly renovated 3 bedroom family home in Lanaken!

*Postweg 11, 3620 Lanaken*

# Charmingly renovated 3 bedroom family home in Lanaken!

*This fully renovated home, finished with modern and luxurious materials, is located in a quiet residential neighborhood in Lanaken. With a living area of 151 m<sup>2</sup> and a plot of 906 m<sup>2</sup>, the house offers both space and comfort just a short distance from Maastricht. With energy label B, this home is also energy efficient. The large windows provide an abundance of natural light, which makes the indoor climate even more pleasant. In short: a move-in ready home that offers the perfect balance of tranquility and style.*

## LAYOUT:

On the ground floor there is an entrance hall with a guest toilet, the sitting and dining area, the kitchen and a laundry room with connections.

The second floor has a night hall, 2 bedrooms, a bathroom and a storage room (possible dressing room).

A fixed staircase provides access to the second floor where there is 1 more bedroom.

The basement is equipped with 3 storage rooms.

The spacious garden is southwest oriented with a terrace finished in natural stone.

On the front and side of the house is enough space to park 2 cars.

## FINISHING:

The luxurious bespoke kitchen in light oak features a composite worktop, induction hob, extractor hood, combination oven, dishwasher and single sink. The kitchen appliances are Whirlpool brand.

The bathroom is equipped with a walk-in shower, a double sink and a toilet. At the back of the bathroom is a storage room that can serve as a dressing room.

The entire house has luxurious ceramic tiles and parquet (oak).







# Facts & Figures

## Address Details

**address**                      Postweg 11  
   3620 Lanaken

## Financial information

**price excl. cost**                      € 449.000  
**registration fees apply**              yes  
**cadastral income**                    € 708

## Technical information

<b>year of construction</b>	1962	<b>bedrooms</b>	2
<b>year of renovation</b>	2024	<b>bathrooms</b>	1
<b>plot size</b>	906 m <sup>2</sup>	<b>epc</b>	175 kwh/m <sup>2</sup>
<b>habitable living space</b>	151 m <sup>2</sup>		
<b>patio orientation</b>	south east		
<b>garden orientation</b>	south west		

**extra**                                      cellar  
**g-score**                                   a  
**p-score**                                   b  
**o-level**                                   not located in flood area

