



Villa met binnenzwembad gelegen in een geliefde villawijk op een perceel van 1.827m²

Reistraat 40, 3620 Lanaken

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This villa is located in the residential and wooded area of the 'Goudkust' villa district in Lanaken, on a southeast-facing plot of 1,827 m². Originally built and fully renovated in 1998, the property offers high-quality finishes and features 3 bedrooms, including a master suite with a private bathroom and walk-in dressing room. Additional highlights include a wellness area with an indoor swimming pool and a fully fenced garden.

Layout

The villa features a spacious entrance hall with cloakroom and guest toilet, leading into a central reception and living area. Adjacent to this are a cozy sitting room with gas fireplace, a separate home office, and a dining room that seamlessly flows into the open-plan kitchen with central island.

A generous utility room connects the living area to the double integrated garage.

At the rear of the property, a wellness area is provided, equipped with an indoor swimming pool that overlooks the landscaped garden through large floor-to-ceiling windows. This space also includes a separate shower and toilet.

The entire ground floor is finished to a high standard with solid hardwood parquet flooring and natural stone elements.

First Floor

The upper floor comprises a night hall, three full-sized bedrooms, and a family bathroom. Above the garage, there is a practical attic for storage.

The property is partially basemented; this area houses the technical installations for the indoor pool.

Garden

The southeast-facing garden includes a large covered terrace and is fully fenced. At the rear of the plot, there is a wooden garden house offering extra sleeping space, a toilet, and a washbasin — ideal as a guest house or pool house.

Finishes and Amenities

The open-plan kitchen is luxuriously fitted with a granite countertop and high-end built-in appliances, including a ceramic hob, oven, microwave, one-and-a-half sink, and dishwasher.

The ensuite bathroom to the master bedroom is generously equipped with a traditional bathtub, massage shower, double washbasin, toilet, and bidet.

The second bathroom includes a shower, single washbasin, and toilet.

Air conditioning is installed in both the dining room and the master bedroom. Heating is provided by two separate high-efficiency natural gas boilers — one for the main residence and one dedicated to the pool.





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Facts & Figures

Address Details

address Reistraat 40
3620 Lanaken

Financial information

price excl. cost € 985.000
registration fees apply yes
cadastral income € 2.234

Technical information

year of construction	1971	bedrooms	3
year of renovation	1998	bathrooms	2
plot size	1.827 m ²	garages	2
habitable living space	522 m ²	heating	cv op gas d.m.v. radiatoren
garden orientation	zuidoosten	epc	265 kwh/m ²

external woodwork hout, dubbele beglazing

extra alarm system, fire detection, airconditioning system, garden shed, cellar

wellness relax area

g-score a

p-score c

o-level niet gelegen in een overstromingsgevoelig gebied