



Instapklare woning (279m²) in groene omgeving te Kesselt-Lanaken!

Spouwerstraat 9, 3620 Lanaken

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This spacious, ready-to-move-in house in Kesselt (Lanaken), built in 1993, offers 279 m² of living space with 4 bedrooms and 2 bathrooms – ideal for large families or those who appreciate plenty of space. The house combines rural tranquillity with excellent accessibility: on a plot of 1,058 m², you can still be in the centre of Maastricht within 10 to 15 minutes. In 2021, the upper floor was completely renovated and the kitchen was refurbished, making the house completely ready to move into. For extra comfort, air conditioning is installed, while 14 solar panels with a home battery and a favourable EPC label B ensure energy-efficient living. An ideal combination of space, comfort, energy efficiency and rural tranquillity, with the bustling city of Maastricht nearby. Be surprised during a personal visit and schedule your viewing today!

LAYOUT:

The ground floor features a spacious entrance hall, a living room with two cosy sitting areas and a separate dining area, a fully equipped kitchen, bathroom 1, an office, a laundry room, a playroom and practical storage space.

On level 1, you will find the landing, bedrooms 2, 3 and 4 and bathroom 2.

Outside, you can enjoy a spacious garden with a landscaped terrace. In addition, there are 3 parking spaces in front of the door, which offers extra comfort for residents and visitors.

FINISHING:

The kitchen was completely renovated in 2021 and features all modern conveniences and high-quality finishes.

Bathroom 1, located on level 0, is equipped with a shower, a bath and a washbasin.

Bathroom 2, located on level 1, was renovated in 2021 and is equipped with a toilet, a double washbasin and a rain shower.





CHRISTOFFELS



CHRISTOFFELS

Facts & Figures

Address Details

address Spouwerstraat 9
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	1993	bedrooms	4
year of renovation	2021	bathrooms	2
plot size	1.058 m ²	parking spaces	3
habitable living space	279 m ²	heating	cv op gas d.m.v. radiatoren
patio orientation	noordwesten	epc	145 kwh/m ²
garden orientation	noordwesten		
external woodwork	hout, dubbele beglazing		
extra	solar panels, fire detection, airconditioning system, workshop		
g-score	a		
p-score	c		
o-level	klasse a (geen kans)		
o-level	niet gelegen in een overstromingsgevoelig gebied		
worg	no		