



Uitzonderlijk ruime en instapklare gezinswoning met unieke ontspanningsruimte nabij Maastricht – Lanaken

Kiezelweg 108, 3620 Lanaken

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This impressive property, with a living area of no less than 440 m² on a plot of 940 m², offers a unique combination of living and working in a prime commercial location near Maastricht. With its four bedrooms and layout, this property offers numerous possibilities, such as a double residence, a studio, a practice space or a combination of private and professional use. The property was originally built in 1951, but underwent a complete and high-quality renovation in 2024, greatly improving both comfort and energy efficiency (EPC label C). Everything has been finished to perfection, with sustainable materials and an eye for detail. Interested? Contact us today to schedule a viewing. Properties with this volume, level of finish and location rarely come onto the market! Definitely worth a visit!

LAYOUT AND FINISH

Inside, the house offers four bedrooms, two modern bathrooms with walk-in showers, a fully equipped kitchen and a cosy living room.

In addition, there is a multipurpose room, spread over two floors, which can be furnished entirely according to your own wishes. Currently, it serves as a relaxation room, but the possibilities are endless. Consider, for example, a studio, practice room or a combination of work and private space. There is also a separate, practical workspace, ideal for a craftsman, DIY enthusiast or anyone who needs extra storage space or a functional workplace.

The living areas are spacious and bathed in natural light. They are heated with pellet stoves, but there is also a gas connection for those who prefer it. As an added bonus, the property has a charming little wine cellar — perfect as a storage space with character.

LOCATION

The property is strategically located with excellent visibility and accessibility. Thanks to its location along a busy connecting road, this property has a strong commercial appeal, ideal for self-employed people or entrepreneurs. At the

same time, you are a short distance from the centre of Lanaken, schools, shops and public transport, which also makes it particularly interesting for private use. An additional advantage is its proximity to Maastricht, which is only a few minutes' drive away. This location close to the Dutch border makes the property particularly interesting for those who are internationally active or who enjoy the vibrant city life in Maastricht, with its wide range of restaurants, shops, culture and events. The easy connection to both Belgium and the Netherlands makes this property extra attractive for those looking for cross-border living or working opportunities.

GARDEN & OUTDOOR FACILITIES

Outside, you can enjoy a west-facing, low-maintenance garden and terrace, where you can make the most of the sun in the afternoon and evening. The plot is 940 m² and offers ample parking, both in front of and next to the property.

COMFORT

With an EPC label C, this property also scores well in terms of energy efficiency, which is remarkable given the size of the property. The property's electricity is also compliant. In addition, the property has been declared asbestos-safe, which also contributes to long-term safety and peace of mind. Roller shutters provide extra comfort, privacy and security.

In short, this property is a unique opportunity for those looking for plenty of space with a high-quality finish, a prime location and the possibility to combine living and working in one place.





Facts & Figures

Address Details

address Kiezelweg 108
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	1951	bedrooms	4
year of renovation	2024	bathrooms	2
plot size	940 m ²	heating	drie pelletkachels - automatische bediening
habitable living space	440 m ²	epc	254 kwh/m ²
patio orientation	west		
garden orientation	west		
external woodwork	pvc, dubbele beglazing		
extra	fire detection, wine cellar, workshop, cellar		
g-score	a		
p-score	a		
o-level	klasse a (geen kans)		
o-level	niet gelegen in een overstromingsgevoelig gebied		
worg	no		