



# Exclusieve vierkantshoeve met buitenzwembad en vrij uitzicht op perceel van 3.213m<sup>2</sup>

*Houterstraat 13, 3620 Lanaken*

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*Authentic late-19th-century charm, tastefully renovated into a luxurious and energy-efficient living experience.*

This exceptional square farmhouse, dating from the late 19th century, was fully renovated and redesigned in 2011 with great respect for its historic character, transforming it into a stylish luxury home of 333 m<sup>2</sup>. Original features—such as the impressive timber roof trusses—have been preserved and now blend harmoniously with contemporary techniques and high-end living comfort.

The property is arranged around a charming, sheltered inner courtyard that immediately captures the imagination upon arrival. The entrance hall, with panoramic views over the courtyard, includes a guest toilet and cloakroom and forms the elegant heart of the home. A double integrated garage and a spacious utility room add everyday practicality.

The living area feels bright and expansive. The modern, fully fitted kitchen with central island is the heart of the home and features premium appliances including a refrigerator, oven, microwave, induction hob, extractor hood and dishwasher. It flows seamlessly into the dining area and the lounge with a wood-burning fireplace. Here, the ceilings rise all the way to the ridge, keeping the original roof structure fully visible and creating a beautiful connection to the office space on the upper level.

In a separate wing, you'll find a cosy bar—ideal for entertaining—along with a full guest bedroom with its own shower room fitted with a washbasin, shower and toilet. A third wing (66 m<sup>2</sup>) is currently used for storage and bicycle parking, but offers additional potential for further conversion or expansion.

Upstairs, the master bedroom includes a dressing room and a luxurious bathroom with double washbasin, bathtub and rain shower. There is also a separate toilet, two children's bedrooms, and a second bathroom with washbasin and rain shower. Built-in cabinetry in the night hall provides extra storage and a sleek, seamless finish.

A small cellar is present in the farmhouse and can be perfectly fitted out as a wine cellar.

Outside, the peaceful garden enjoys uninterrupted open views over the surrounding meadows. The heated outdoor swimming pool (10 x 4 m), equipped with salt electrolysis, a solar cover and a separate heat pump, together with the various terraces, creates an inviting space to relax in complete privacy.

The home is equipped with underfloor heating and cooling via a heat pump and features no fewer than 47 solar panels, ensuring outstanding comfort and excellent energy efficiency.

A rare property where authenticity, luxury and modern comfort come together in a unique and timeless whole.



# Facts & Figures

## Address Details

**address** Houterstraat 13  
3620 Lanaken

## Financial information

**registration fees apply** yes

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## Technical information

<b>year of construction</b>	1918	<b>bedrooms</b>	4
<b>year of renovation</b>	2011	<b>bathrooms</b>	3
<b>plot size</b>	3.213 m <sup>2</sup>	<b>heating</b>	viessmann vitocal 300, geothermische warmtepomp
<b>habitable living space</b>	333 m <sup>2</sup>	<b>epc</b>	132 kwh/m <sup>2</sup>
<b>garden orientation</b>	west		
<b>external woodwork</b>	aluminium, hr-beglazing		
<b>extra</b>	solar panels, fire detection, airconditioning system		
<b>wellness</b>	swimming pool		
<b>g-score</b>	d		
<b>p-score</b>	d		
<b>o-level</b>	klasse d (middelgrote kans onder huidig klimaat)		