



# Gelijkvloerse woning van 145m<sup>2</sup>, rustig gelegen nabij Park Pietersheim te Lanaken

*Rode Kruisstraat 12, 3620 Lanaken*

# Gelijkvloerse woning van 145m<sup>2</sup>, rustig gelegen nabij Park Pietersheim te Lanaken

*This ground-floor home, with a living area of 145 m<sup>2</sup>, is situated in a green, residential neighborhood within walking distance of the center of Lanaken and close to the border with Maastricht. All necessary amenities, such as shops, schools, and restaurants, are located nearby. The Pietersheim castle estate is also within walking distance. Additionally, the property includes a covered garage with space for one car. The location offers an ideal combination of a ■■■■ and green living environment with easy access to Maastricht and the surrounding municipalities. The monthly common charges (HOA) amount to €175 and include, among other things, the maintenance of the communal gardens.*

## LAYOUT

You enter the home through the entrance hall, which provides access to the various living areas. The spacious and bright living room with seating area flows seamlessly into the dining area and offers a pleasant view of the garden. Adjacent is the kitchen, directly connected to the dining space. The kitchen is equipped with a composite worktop, ceramic hob, one-and-a-half sink, combi oven, microwave, dishwasher, and extractor hood. Next to the kitchen, there is a practical utility room.

The property further comprises two bedrooms, including a master bedroom, a bathroom, and a separate guest toilet.

Additionally, there is a pleasant garden room with views of the garden.

Finally, the home includes a covered garage with space for one car.

## KEY FEATURES

- 13 solar panels (installed in 2019)
- Quiet and green location in a residential neighborhood
- Within walking distance of Pietersheim castle estate, ideal for walking, nature, and recreation
- Close to Maastricht with easy access to the city
- All amenities nearby (shops, schools, and restaurants)

- Ground-floor home with a practical layout
- Covered garage for one car





# Facts & Figures

## Address Details

**address** Rode Kruisstraat 12  
3620 Lanaken

## Financial information

**registration fees apply** yes

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## Technical information

<b>year of construction</b>	1976	<b>bedrooms</b>	2
<b>year of renovation</b>	2014	<b>bathrooms</b>	1
<b>plot size</b>	235 m <sup>2</sup>	<b>heating</b>	cv op gas
<b>habitable living space</b>	145 m <sup>2</sup>	<b>epc</b>	184 kwh/m <sup>2</sup>

<b>external woodwork</b>	pvc, dubbele beglazing
<b>extra</b>	solar panels, airconditioning system
<b>g-score</b>	a
<b>p-score</b>	a
<b>o-level</b>	klasse a (geen kans)
<b>o-level</b>	niet gelegen in een overstromingsgevoelig gebied