



Villa-appartement (251m²) in een groene omgeving in Lanaken!

De Merodelaan 78 - 4, 3620 Lanaken

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Located on the first floor of Residence Elise in Domain Pietersheim, this spacious and light-filled villa apartment offers a total living area of 251 m². The property features three generous bedrooms and two bathrooms, set in an exceptionally green and peaceful environment, and benefits from a favourable EPC label C. The residence enjoys a serene setting, completely surrounded by greenery, and is situated just a few minutes' walk from the centre of Lanaken and the forests of Pietersheim Castle.

LAYOUT:

The villa apartment features a spacious entrance hall with cloakroom and guest toilet, providing access to the bright and generous living area with fireplace and separate sitting and dining areas. Adjacent to the living room is the kitchen, which, through a sliding door, gives access to the large covered terrace overlooking the surrounding park.

The utility room, fitted with custom-made cabinets, offers ample storage space and connections for a washing machine and dryer. The separate study can easily be converted into a full third bedroom, adding extra flexibility and living comfort to the apartment.

Furthermore, there are two additional bedrooms, including a master bedroom with dressing room and en-suite bathroom. A second bathroom is also available.

In the basement, two parking spaces and a private cellar storage room are provided.

FINISHING:

The kitchen is standardly finished and fully equipped.

Bathroom 1 is fitted with a shower, bathroom vanity with washbasin, and toilet.

Bathroom 2 includes a bathtub, shower, double vanity unit, and toilet.





Facts & Figures

Address Details

address De Merodelaan 78 - 4
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction 1993

habitable living space 251 m²

bedrooms 3

bathrooms 2

parking spaces 2

heating elektrische verwarming
d.m.v. convectoren

epc 230 kwh/m²

external woodwork hout, dubbele beglazing

extra lift, lift, videophone, alarm system, fire detection, airconditioning system, cellar

g-score a

p-score a

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied

worg no