



# Ruime halfopen woning (203m<sup>2</sup>) op perceel van 840m<sup>2</sup>

*Vliegstraat 7, 3621 Lanaken*

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*This well-maintained and spacious single-family home of 203 m<sup>2</sup> is located in a pleasant and quiet area in Rekem, on a plot of 840 m<sup>2</sup>. The property combines a practical layout with high-quality finishes. The finished attic can also be used as a fourth bedroom, offering additional possibilities.*

The home welcomes you with a spacious and bright living room, finished with a stylish B-hardwood parquet floor. The open kitchen connects seamlessly and is fully equipped with high-quality built-in appliances, including an oven, microwave, dishwasher, ceramic hob, extractor hood, and refrigerator. The dark oak cabinets create a warm and timeless look. Adjacent to the kitchen is a dining area with views of the garden. Behind the kitchen, there is also a practical utility/laundry room with connections for a washing machine and dryer. The entrance hall features a separate guest toilet. On the ground floor, there is also the possibility to create a home office space.

On the first floor, the parquet flooring continues, and you will find a practical landing with custom-made cabinets, three full-sized bedrooms, and a bathroom equipped with a bathtub, a shower, and a double washbasin integrated into a modern vanity unit. This floor also includes a separate toilet.

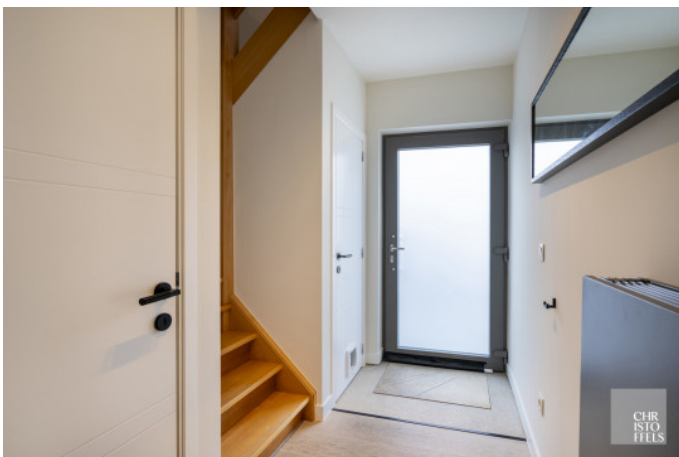
The finished attic floor, accessible via a fixed staircase, includes a central heating room and storage space, and offers the perfect opportunity to be converted into a fourth bedroom, hobby room, or office.

Outside, you can enjoy a pleasant west-facing garden with a spacious terrace.

## **KEY FEATURES:**

- Recently installed central heating boiler (Atag, 2025)
- 16 solar panels
- Air conditioning in the master bedroom

In short, a comfortable and versatile home in a child-friendly residential area in Rekem.





# Facts & Figures

## Address Details

**address** Vliegstraat 7  
3621 Lanaken

## Financial information

**registration fees apply** yes

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## Technical information

**year of construction** 2007

**plot size** 840 m<sup>2</sup>

**habitable living space** 203 m<sup>2</sup>

**garden orientation** west

**bedrooms** 4

**bathrooms** 1

**heating** atag, cv op gas d.m.v.  
radiatoren

**epc** 189 kwh/m<sup>2</sup>

**external woodwork** pvc, hr-beglazing

**extra** solar panels, fire detection, airconditioning system, cellar

**g-score** a

**p-score** b

**o-level** klasse a (geen kans)

**o-level** niet gelegen in een overstromingsgevoelig gebied