



# Ruim appartement (134m<sup>2</sup>) met 2 slaapkamers in Rekem

*Raamstraat 3 - 8, 3621 Lanaken*

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*In a pleasant setting in Rekem, within walking distance of the picturesque Old Rekem, you will find this well-maintained apartment with a surface area of 134 m<sup>2</sup>. The apartment is located on the second floor and features a west-facing terrace. The building is also equipped with an elevator. Additionally, there is the option to purchase a closed garage box (approx. 40 m<sup>2</sup>) for €29,000.*

You enter the apartment through the entrance hall, which leads into a spacious and bright living area with a pleasant lounge and dining space. Adjacent is the open kitchen, equipped with a gas stove, integrated extractor hood, dishwasher, and refrigerator. From the living area, you have direct access to the terrace.

The apartment features two bedrooms. Through the night hall, you can access these rooms, as well as a separate toilet and a practical storage room. The bathroom is fitted with a bathtub, a shower, and a single washbasin incorporated into a bathroom cabinet.

An additional asset is its convenient location within walking distance of the charming Old Rekem, where tranquility, accessibility, and historical character come together.

The apartment was built in 1993, has a favorable energy label B, and is heated via a gas central heating system. The monthly common charges amount to €200.

Additionally, there is the option to purchase a closed garage box (approx. 40 m<sup>2</sup>) for €29,000.

## **Finishing:**

The living area and kitchen are fitted with easy-to-maintain ceramic floor tiles. The bedrooms are finished with laminate flooring.

## **Extra:**

The apartment is currently rented, making it an interesting investment opportunity as well. The current rental price is €825 per month.





# Facts & Figures

## Address Details

**address** Raamstraat 3 - 8  
3621 Lanaken

## Financial information

**price excl. cost** € 279.000  
**registration fees apply** yes  
**cadastral income** € 870  
**communal costs** € 50

## Technical information

**year of construction** 1993  
**habitable living space** 134 m<sup>2</sup>  
**patio orientation** west

**bedrooms** 2  
**heating** cv op gas d.m.v.  
radiatoren/convectoren  
**epc** 171 kwh/m<sup>2</sup>

**extra** fire detection  
**g-score** a  
**p-score** c