



Elegante villa (384m²) op perceel van 1.349m²

Vlijtingerweg 31, 3620 Lanaken

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This stylish, move-in ready home is located in a quiet and residential area in Lanaken and harmoniously combines comfort, space, and modern amenities. With four full-sized bedrooms, two bathrooms, and a double integrated garage, it is an exceptionally suitable family home.

Upon entering the property, you are welcomed into a spacious entrance hall with a separate guest toilet. Adjacent to this is a fully finished office space equipped with built-in cupboards. The bright living area forms the heart of the home and flows seamlessly into the fully equipped kitchen. This stylish kitchen was renovated in 2016 and features high-quality appliances, including a refrigerator, combination oven, steam oven, induction cooktop, extractor hood, a recently replaced dishwasher (2025), and a built-in coffee machine.

Adjacent to the kitchen is a bathroom fitted with a walk-in shower and a double washbasin integrated into the furniture unit. From this bathroom, there is direct access to the double indoor garage, which is equipped with connections for a washing machine and dryer.

On the ground floor, an elegant black natural stone floor was chosen, giving the home a sleek and timeless appearance. The upper floor is finished with high-quality laminate, contributing to a warm and low-maintenance atmosphere.

The night hall on the upper floor, featuring an open void, provides access to four full-sized bedrooms. One of the bedrooms includes an adjoining dressing room. There is also a second bathroom on this level. This bathroom was renovated in 2012 and is fitted with a toilet, a single washbasin integrated into the furniture, a double bathtub, and a comfortable rain shower.

The property also benefits from modern comfort thanks to air conditioning in the office, the kitchen, and two street-facing bedrooms. This system was installed in 2023. In addition, the home is equipped with an alarm system with motion detection, a heat pump, a boiler, and a water softener.

Storage space is abundant: the house is fully basemented and includes two finished hobby rooms, one of which can serve perfectly as a fitness room thanks to the installed mirrors. Furthermore, the basement is fully fitted with built-in cupboards, providing additional practical storage space. Beneath part of the garage, there is also a crawl space.

Finally, attention has also been given to the exterior, with integrated façade and garden lighting that enhances both ambiance and functionality.

In short, this property combines a well-thought-out layout with high-quality finishes and modern comfort, all in a pleasant and peaceful residential setting.



Facts & Figures

Address Details

address Vlijtingerweg 31
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	2000	bedrooms	4
year of renovation	2020	bathrooms	2
plot size	1.349 m ²	heating	buderus, cv op stookolie, warmtepomp, vloerverwarming
habitable living space	384 m ²	epc	219 kwh/m ²
garden orientation	noordwesten		
external woodwork	hout en pvc, hr-beglazing		
extra	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		