



Instapklare energiezuinige woning in rustige omgeving te Lanaken!

Dorpsstraat 74, 3620 Lanaken

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Are you looking for a move-in ready and energy-efficient home in a quiet residential area? Then this semi-detached property at Dorpsstraat 74 in Gellik is definitely worth a visit. The house was thoroughly and qualitatively renovated in 2025 (new roof, solar panels, new windows and doors, gas heating, renewed electrical installation, and additional insulation) and is situated on a spacious 819 m² plot. It features 3 bedrooms and 2 bathrooms, offering plenty of space and comfort. Thanks to the compliant electrical inspection certificate, asbestos-safe certificate, and favourable EPC label B, the property is fully ready for the future. The location is another major advantage: peaceful, yet only a few minutes from Maastricht. The outdoor area also has a lot to offer. The garden is deep and provides plenty of privacy, with the added bonus of a heated swimming pool. In short, this property is a unique opportunity for anyone looking for a fully renovated, energy-efficient, and move-in ready home in a sought-after and tranquil area. Interested? Contact us today to schedule a viewing!

LAYOUT

On the ground floor, you enter the property through the entrance hall with staircase. From there, you access the bright living room, which flows seamlessly into the dining area and open-plan kitchen. The kitchen is centrally located and practically designed. Also on the ground floor is a first bathroom. At the rear of the house, there is an enclosed veranda with access to both the basement and the garden, creating a pleasant transition between indoor and outdoor living. Finally, this floor also includes a separate toilet and a storage room.

On the first floor, there are three bedrooms, including a spacious master bedroom. In addition, there is a second bathroom equipped with a bathtub, washbasin, and toilet. The night hall connects the different rooms.

The basement includes a garage with sufficient space for one car and additional storage space.

FINISHING - RENOVATION

The kitchen has been completely renovated and is equipped with all modern conveniences.

The first bathroom on the ground floor is also newly installed and fitted with a walk-in shower and a single washbasin. The second bathroom features a bathtub with showerhead and a toilet.

During the renovation, the property was thoroughly upgraded: a new roof was installed, along with 12 solar panels, new windows and doors, and an efficient gas heating system replacing the former oil heating. The insulation has also been significantly improved, with both roof insulation and cavity wall insulation. In addition, the electrical installation was completely renewed, allowing you to move in worry-free.





Facts & Figures

Address Details

address Dorpsstraat 74
3620 Lanaken

Financial information

price excl. cost € 409.000
registration fees apply yes
cadastral income € 696

Technical information

year of construction	1960	bedrooms	3
year of renovation	2025	bathrooms	2
plot size	819 m ²	garages	1
habitable living space	192 m ²	heating	cv op gas d.m.v. radiatoren
garden orientation	noordwesten	epc	119 kwh/m ²

external woodwork hr-beglazing, dubbele beglazing

extra solar panels, fire detection, cellar, underground rainwater tank

wellness swimming pool

g-score d

p-score d

o-level klasse d (middelgrote kans onder huidig klimaat)

worg no