



Te renoveren woning (199m²) in een rustige woonomgeving te Lanaken!

Hellingstraat 52, 3620 Lanaken

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Are you looking for a home that you can fully renovate to your own taste? Then this property at Hellingstraat 52 in Lanaken is exactly what you are looking for! This renovation property is situated on a 928 m² plot in a sought-after residential area in Lanaken. Interested? Contact us today to schedule a viewing and discover the potential of this property. Your renovation project starts here!

LAYOUT

The property features a small storage cellar, ideal for storage purposes and partly used as a technical room.

The ground floor comprises an entrance hall, a bright living room, a separate kitchen with dining area, a guest toilet, an intermediate room, a first bathroom, and a second practical utility room/kitchenette. A staircase from this practical utility room/kitchenette leads to an additional bedroom.

The first floor includes three bedrooms and a second bathroom.

In addition, the property offers an unfinished attic and a separate garage building with space for two cars.

FINISHING

Both kitchen 1 and kitchen 2 are basically equipped.

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

Bathroom 2 features a single washbasin, a toilet, and a bathtub with shower possibility.





Facts & Figures

Address Details

address Hellingstraat 52
3620 Lanaken

Financial information

price excl. cost € 319.000
registration fees apply yes
cadastral income € 732

Technical information

year of construction	1957	bedrooms	4
plot size	928 m ²	bathrooms	2
habitable living space	199 m ²	garages	1
patio orientation	noordoosten	heating	cv op stookolie d.m.v. radiatoren
		epc	420 kwh/m ²

external woodwork pvc/hout, dubbele beglazing

extra fire detection, garden shed, workshop, cellar

g-score a

p-score a

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied

worg no