



# Luxe afgewerkte stadswoning in Oud Rekem

*Leon Hermanslaan 59, 3621 Lanaken*

# Luxe afgewerkte stadswoning in Oud Rekem

*With a usable living area of approximately 235 m<sup>2</sup>, four bedrooms, and two bathrooms, this beautifully finished historic townhouse is a must-see for anyone looking for space, comfort, and quality. The home enjoys a quiet location and features a south-facing city garden with a spacious terrace and a practical garden shed.*

## LAYOUT

The entryway, featuring a glass door, leads into the spacious living area with large windows and plenty of natural light. This living area is furnished with a seating area featuring a modern gas fireplace, a dining area, and a study nook.

Adjacent to this, on the garden side, is the open-concept kitchen with a central cooking island. The ground floor also features a guest restroom and a spacious utility room.

The modern open staircase and loft lead to the first floor, which houses a separate restroom and three bedrooms. The master bedroom features a private walk-in closet and an en-suite bathroom.

The second floor comprises a night hall with built-in closets, a fourth bedroom, and a second bathroom.

## FINISHES

The home has been finished in a modern and luxurious style, featuring a polyconcrete floor on the ground floor and hardwood floors on the upper levels.

The natural gas central heating system is combined with underfloor heating and radiators. Additionally, the home is equipped with air conditioning in the living area and on the upper level, as well as an alarm system.

Parking is provided for three cars in front of the home.

The white, handle-less custom kitchen with a Corian countertop is equipped with high-quality Miele built-in appliances: refrigerator, American-style refrigerator, induction cooktop, ceiling-mounted range hood, oven, combi-steam oven, coffee machine, single sink, and three warming drawers.

Bathroom 1 has been luxuriously furnished with a designer two-person bathtub, a rain shower, and a double sink integrated into a stylish vanity unit.

Bathroom 2 features a walk-in shower, a single sink, and a toilet, and has also been finished to a high standard.





# Facts & Figures

## Address Details

**address** Leon Hermanslaan 59  
3621 Lanaken

## Financial information

**price excl. cost** € 699.000  
**registration fees apply** yes  
**cadastral income** € 743

## Technical information

<b>year of construction</b>	1918	<b>bedrooms</b>	4
<b>year of renovation</b>	2016	<b>bathrooms</b>	2
<b>plot size</b>	300 m <sup>2</sup>	<b>heating</b>	aardgas d.m.v. radiatoren en vloerverwarming op niveau 0
<b>habitable living space</b>	235 m <sup>2</sup>	<b>epc</b>	130 kwh/m <sup>2</sup>
<b>patio orientation</b>	zuidwesten		
<b>garden orientation</b>	zuidwesten		
<b>external woodwork</b>	hr-glass b, houten profielen		
<b>extra</b>	videophone, alarm system, fire detection, airconditioning system, garden shed, domotics system		
<b>g-score</b>	a		
<b>p-score</b>	a		
<b>o-level</b>	klasse a (geen kans)		
<b>o-level</b>	niet gelegen in een overstromingsgevoelig gebied		