



# Te renoveren woning (199m<sup>2</sup>) in een rustige woonomgeving te Lanaken!

*Hellingstraat 52, 3620 Lanaken*

# Te renoveren woning (199m<sup>2</sup>) in een rustige woonomgeving te Lanaken!

*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 m<sup>2</sup> 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** € 299.000  
**registration fees apply** yes  
**cadastral income** € 732

## Technical information

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

**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