



# Bungalow op ruim perceel (2000m<sup>2</sup>) in een groene, rustige omgeving te Gellik-Lanaken!

*Houterstraat 95, 3620 Lanaken*

# Bungalow op ruim perceel (2000m<sup>2</sup>) in een groene, rustige omgeving te Gellik-Lanaken!

*This property is situated on a generous plot of no less than 2,000 m<sup>2</sup> and features three bedrooms. Its location is undoubtedly one of its greatest assets. Just a short distance away lies the Hoge Kempen National Park, a true paradise for walkers, cyclists, and nature enthusiasts. Thanks to excellent transport connections, the cities of Maastricht, Bilzen, and Zutendaal are all easily and quickly accessible. The centre of Lanaken, with its shops, schools, and everyday amenities, is also nearby. In addition to the spacious plot, the property benefits from a favourable EPC rating of C, contributing to greater energy efficiency and comfortable living. Furthermore, no mandatory renovation requirements apply to the property. Interested? Contact us today to arrange a viewing.*

## LAYOUT

The ground floor comprises an entrance hall, a living room, a dining room, a kitchen, and a separate toilet.

A small change in level leads to the sleeping area, which consists of three bedrooms and one bathroom.

The property also features an integrated garage for one car, a laundry room, a technical room, a crawl space, and a storage room.

## FINISHES

The kitchen is equipped with a refrigerator, oven, cooktop, extractor hood, and a double sink with drainer.

The bathroom is fitted with a single washbasin integrated into a vanity unit and a walk-in shower.





# Facts & Figures

## Address Details

**address** Houterstraat 95  
3620 Lanaken

## Financial information

**price excl. cost** € 479.000  
**registration fees apply** yes  
**cadastral income** € 810

## Technical information

<b>year of construction</b>	1964	<b>bedrooms</b>	3
<b>plot size</b>	2.000 m <sup>2</sup>	<b>bathrooms</b>	1
<b>habitable living space</b>	142 m <sup>2</sup>	<b>garages</b>	1
<b>garden orientation</b>	west	<b>heating</b>	cv op gas d.m.v. radiatoren/convectoren
		<b>epc</b>	297 kwh/m <sup>2</sup>

**external woodwork** hout, hr-beglazing

**extra** fire detection, garden shed, cellar, underground rainwater tank

**g-score** a

**p-score** a

**o-level** klasse a (geen kans)

**o-level** niet gelegen in een overstromingsgevoelig gebied

**worg** no