



# Ruime en moderne villa (565m<sup>2</sup>) met zwembad gelegen op een perceel van 822m<sup>2</sup>

*Smeetsstraat 7, 3620 Lanaken*

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*This modern villa is situated in a quiet residential neighborhood in Lanaken. The large windows, high-quality materials, and spacious living areas ensure a pleasant living experience throughout the entire home. With four bedrooms, two bathrooms, a home office, a fitness room, and a landscaped south-facing garden with an outdoor pool, this property offers every comfort.*

## LAYOUT

Upon entering this villa, you are welcomed into a spacious entry hall with a guest restroom and coat closet. From the foyer, you'll reach the dining room, which flows seamlessly into the custom-built kitchen featuring a central cooking island. This open-concept kitchen is equipped with a comprehensive suite of built-in appliances, including an induction cooktop with a wok burner, a full-size refrigerator, an oven, a designer range hood, a one-and-a-half sink, and a dishwasher. Adjacent to the kitchen is a practical pantry.

The stylish, sunken sitting area with a built-in wood-burning fireplace offers a beautiful view of the garden thanks to the large windows. Adjacent to this is a spacious and comfortable home office.

On the first floor, the night hall with a loft creates an open connection to the living area below. This floor includes three full-sized bedrooms, a walk-in closet, two bathrooms, and a separate toilet. The master suite also features a private walk-in closet, an en-suite bathroom, and a private balcony.

The second floor accommodates a fourth bedroom with an adjoining storage area.

The villa has a full basement and includes, among other things, a double indoor garage, a fitness room, two pantry areas, and a utility room.

## FINISHES

This villa was finished with durable, high-quality materials that contribute to a timeless and elegant look. Large windows allow an abundance of natural light to flood in and enhance the sense of space. Hardwood floors, extensive custom work, and carefully selected finishing materials create a warm, refined, and harmonious living environment.

The south-facing garden was designed for easy maintenance and features several terraces, a heated outdoor pool, and a garden house, allowing you to fully enjoy the outdoors here.





# Facts & Figures

## Address Details

**address** Smeetsstraat 7  
3620 Lanaken

## Financial information

**price excl. cost** € 1.075.000  
**registration fees apply** yes  
**cadastral income** € 1.544

## Technical information

**year of construction** 2002  
**year of renovation** 2021  
**plot size** 822 m<sup>2</sup>  
**habitable living space** 565 m<sup>2</sup>  
**garden orientation** zuid

**bedrooms** 4  
**bathrooms** 2  
**garages** 2  
**heating** cv op gas d.m.v.  
radiatoren, lucht/lucht  
warmtepomp,  
vloerverwarming  
**epc** 99 kwh/m<sup>2</sup>

**external woodwork** hoogrendementsglas b

**extra** solar panels, fire detection, airconditioning system, garden shed, cellar

**wellness** swimming pool

**g-score** a

**p-score** a

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

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