



Riant penthouse (310m²) in een groene parkomgeving nabij Maastricht!

De Merodelaan 74 - 6, 3620 Lanaken

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Located on the second and third floors of Residence Villa Gotha, within the prestigious Petersheim Estate, this exceptionally spacious and light-filled duplex penthouse offers an impressive living area of no less than 310 m². The penthouse stands out for its generous living spaces, three spacious bedrooms and three bathrooms. The bright living and dining areas open onto the large, south-facing terrace, which forms a natural extension of the living space. The property also includes a double garage box and a private cellar storage room. Surrounded by greenery and tranquillity, the residence enjoys a particularly pleasant park setting, while the centre of Lanaken and the woodlands surrounding Pietersheim Castle are within walking distance. Maastricht is also easily and quickly accessible thanks to the excellent transport connections. This exceptional property therefore combines the peace and privacy of a residential, green setting with the proximity of a vibrant city offering an extensive range of shops, restaurants, culture and leisure activities. Furthermore, no renovation obligation applies to the property. Interested in this exceptional property, with its distinctive character and outstanding quality of living, which clearly sets it apart from the current market offering? Contact us today to arrange your private viewing.

LAYOUT:

You enter the penthouse through a spacious entrance hall with a cloakroom and guest toilet.

The entrance hall leads to the generous, light-filled living room with adjoining dining area. Large windows provide an abundance of natural light and offer beautiful views of the surrounding greenery. From the living areas, you have direct access to the spacious, south-facing terrace, complete with fireplace and sun awning.

The stylish kitchen connects seamlessly with the living areas and features an adjoining utility room and access to a balcony.

A hallway leads to the first bedroom, which benefits from its own dressing room and en-suite bathroom.

The spacious staircase in the living room leads to the upper floor. Here, you will find an open-plan office area, two spacious bedrooms, two bathrooms, a second balcony and additional storage space.

In the basement, the penthouse includes a double garage box and private cellar storage, both included in the asking price.

FINISHING & FEATURES:

The kitchen, with adjoining utility room, has been tastefully and modernly appointed and is fully equipped with high-quality appliances and built-in cabinetry.

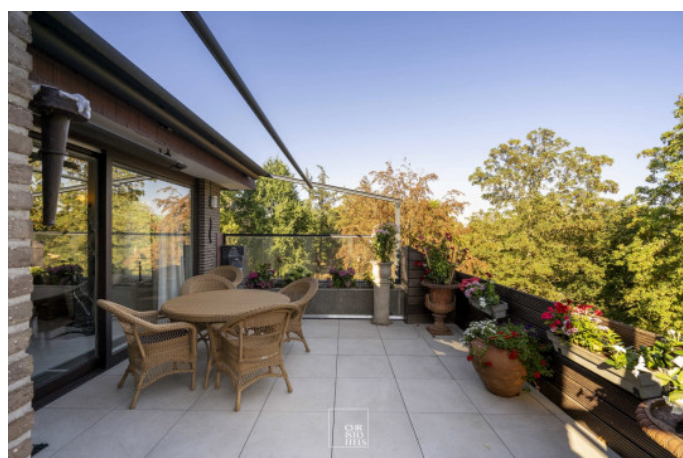
Bathroom 1, located on the lower floor, features a walk-in shower and a vanity unit with double washbasin.

Bathroom 2 on the upper floor features a bathtub and a vanity unit with double washbasin.

Bathroom 3 features a walk-in shower and double washbasin.

The penthouse is characterised by exceptionally high ceilings, enhancing its spacious and open atmosphere.

In addition, the penthouse has already been renovated and modernised in several areas. The kitchen has been renovated, the terrace has been completely redesigned, and parts of the flooring have been renewed.





Facts & Figures

Address Details

address De Merodelaan 74 - 6
3620 Lanaken

Financial information

price excl. cost € 729.000
registration fees apply yes
cadastral income € 2.818

Technical information

year of construction	1986	bedrooms	3
habitable living space	310 m ²	bathrooms	3
		parking spaces	2
		heating	elektrische verwarming d.m.v. convectoren
		epc	390 kwh/m ²

external woodwork hout, dubbele beglazing

extra lift, lift, videophone, alarm system, fire detection, cellar

g-score a

p-score d

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied

worg no