



Instapklare gezinswoning (199m²) in gegeerde buurt te Lanaken!

Rankenlaan 6, 3620 Lanaken

Instapklare gezinswoning (199m²) in gegeerde buurt te Lanaken!

This move-in-ready family home, measuring no less than 199 m², is peacefully and exceptionally child-friendly located on a beautiful 819 m² plot. Thanks to its location within walking distance of both the green Pietersheim estate and the centre of Lanaken, the property offers an excellent combination of peace, space and accessibility. Maastricht is also quickly and easily accessible thanks to the excellent road connections. The spacious home features three bedrooms and an integrated garage with space for one car. The fully enclosed garden offers plenty of privacy and, with its wood-fired jacuzzi, provides a wonderful place to relax. The property also has several advantages in terms of comfort and energy efficiency. It is equipped with solar panels, while the master bedroom features air conditioning. Interested in this move-in-ready family home in a prime location? Contact us today to arrange your personal viewing.

LAYOUT

On the ground floor, you will find the entrance hall with guest toilet, which provides access to the spacious and inviting living area and kitchen. The living room forms a pleasant open-plan space with a cosy TV corner and a spacious dining area, with the added possibility of creating a practical play area. From the living area, there is direct access to the terrace, garden and garden room, seamlessly connecting indoor and outdoor living. The kitchen is spacious and practical and connects to a convenient utility room, equipped with additional storage space and connections for a washing machine and tumble dryer.

The first floor comprises a landing, three bedrooms, a separate toilet and a bathroom. The master bedroom features air conditioning and a private dressing room.

The fully enclosed garden offers plenty of privacy and includes a practical garden shed and a delightful wood-fired jacuzzi — the perfect place to relax and unwind in peace.

FINISHING

The kitchen is equipped with all modern conveniences.

The bathroom features a bathtub with showerhead and a single washbasin integrated into the bathroom vanity.





Facts & Figures

Address Details

address Rankenlaan 6
3620 Lanaken

Financial information

price excl. cost € 508.000
registration fees apply yes
cadastral income € 927

Technical information

year of construction	1997	bedrooms	3
plot size	819 m ²	bathrooms	1
habitable living space	199 m ²	garages	1
patio orientation	noordwesten	heating	stookolie cv d.m.v. radiatoren
garden orientation	noordwesten	epc	277 kwh/m ²

external woodwork dubbele beglazing, hout

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

wellness hot tub

g-score a

p-score a

o-level klasse a (geen kans)

o-level niet gelegen in een overstromingsgevoelig gebied

worg no