



Veelzijdige woning (406 m²) met riante tuin (2510m²) op toplocatie!

Stationsstraat 134, 3620 Lanaken

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This impressive property combines a generous living area of 406 m² with an expansive garden of no less than 2,510 m² and a swimming pool. Featuring 8 bedrooms, 2 bathrooms and an energy-efficient EPC rating of B, partly thanks to 20 solar panels, this property offers a wealth of possibilities for large families or anyone who values space and comfort. All this in a prime location in the centre of Lanaken, with all amenities conveniently within easy reach. Interested? Contact us today for more information or to arrange a viewing.

LAYOUT

On the ground floor, the property is accessed via a spacious entrance hall, which leads to a study, a gym or hobby room, a guest toilet, a cosy sitting area, the living room, the dining room and the kitchen.

The entrance hall also provides access to the first floor, which comprises a bathroom, a laundry room, a bedroom with an en-suite dressing room and three additional bedrooms.

The second floor offers a further four bedrooms, a second bathroom, a technical room and a dressing room.

In addition, the property benefits from a partial basement.

FINISHES

The kitchen was renovated in 2021 and is equipped with a hob, extractor hood, oven, dishwasher and a single-bowl sink.

The first bathroom features a double washbasin integrated into a vanity unit, a toilet and a walk-in shower.

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





Facts & Figures

Address Details

address Stationsstraat 134
3620 Lanaken

Financial information

price excl. cost € 639.000

registration fees apply yes

cadastral income € 1.360

Technical information

year of construction 1957

year of renovation 2021

plot size 2.510 m²

habitable living space 406 m²

garden orientation noordwesten

bedrooms 8

bathrooms 2

heating gas cv d.m.v.
vloerverwarming
(gelijkvloers) en radiatoren
(verdiepen)

epc 155 kwh/m²

external woodwork hout, dubbele beglazing

extra solar panels, fire detection, garden shed, cellar

wellness swimming pool

g-score a

p-score d

worg no