Zuiderwoude

Zuiderwouder Dorpsstraat 11 A

CODE DU BIEN: NL25185529

PRIX D'ACHAT: 1.100.000 EUR • **SURFACE HABITABLE:** ca. 159 m^2 • **PIÈCES:** 5 • **SUPERFICIE DU TERRAIN:** 246 m^2

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En un coup d'œil

CODE DU BIEN	NL25185529
Surface habitable	ca. 159 m²
Pièces	5
Chambres à coucher	4
Année de construction	2019

Prix d'achat	1.100.000 EUR
Type de bien	Maison rurale

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La propriété

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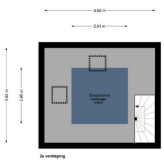
La propriété

VON POLL REAL ESTATE®

Keizersgracht 321
1015 EE Amsterdam
020 215 99 88

Claude Debussylaan 134
1082 MD Amsterdam
020 215 99 88



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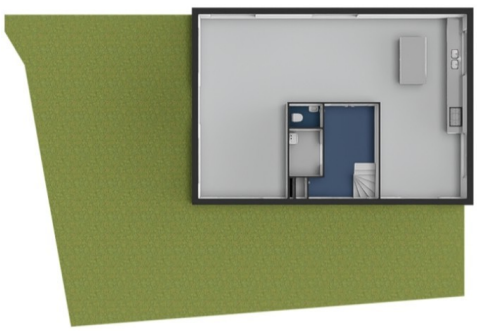

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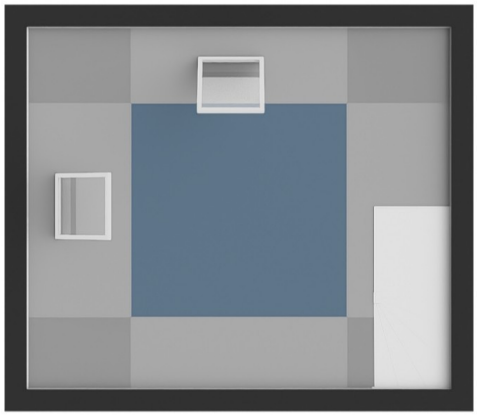
La propriété



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Une première impression

Detached New-Build 'Kaakberg' Home in Waterland, Near Amsterdam Nestled in the charming village of Zuiderwoude—just 15 minutes from the heart of Amsterdam—this distinctive detached home blends traditional 'jaakberg' architecture with modern sustainability. Built in 2019 with a strong focus on quality, energy efficiency, and comfort, the home features a heat pump, underfloor heating, and floor cooling, earning it an A energy label. Offering approximately 160 m² of living space, this home includes four spacious bedrooms, a bright and airy living room, and a private driveway. It’s perfect for families or couples seeking a tranquil, green lifestyle without sacrificing easy access to the city.

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Détails des commodités

The entrance is located on the side of the house, leading into a spacious hallway with a staircase, a storage room with meter cupboard, a technical room with washing machine connection, and a separate toilet.
Double doors open into a generous, light-filled U-shaped living room with sweeping views over the surrounding meadows and French doors leading to the backyard. At the front of the house, the sleek, modern kitchen with a central cooking island flows seamlessly into a spacious dining and work area, which also features French doors opening to the side garden and the private driveway.
First Floor: the landing offers space for additional built-in storage. This floor includes three bright and spacious bedrooms, each with Velux skylights, and a modern bathroom equipped with a bathtub, walk-in shower, washbasin, and a second toilet.
Second Floor: the top floor boasts a large fourth bedroom with abundant natural light from the skylights—perfect for use as a guest room, home office, or creative studio.

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Tout sur l'emplacement

Zuiderwoude is a quintessential Dutch village located in the municipality of Waterland, between Monnickendam and Broek in Waterland. Known for its narrow lanes, historic farmhouses, and picturesque wooden homes, the village is surrounded by scenic polders, lakes, and canals. It's an ideal spot for those who value the peace of rural living with the conveniences of Amsterdam nearby. The local primary school, "De Overhaal," also features a beautifully maintained school garden, open to the entire village community. Just 100 metres from the house, there is a swimming jetty on the Kerk Ae. The water is suitable for swimming in summer and ice skating in winter, as well as for paddleboarding and canoeing. It provides direct access to the water and the surrounding nature of the Waterland area.

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Plus d'informations

Key Features - Built in 2019 - Plot size: 246 m² - Living area: approx. 160 m² (NEN2580 measured) - Detached wooden house in traditional Kaakberg style - Four spacious bedrooms and a large U-shaped living room - Modern kitchen with cooking island and open-plan layout - Energy-efficient with excellent insulation (energy label A) - Equipped with heat pump, underfloor heating, and floor cooling - Private driveway with parking and low-maintenance garden - Quiet, child-friendly location with unobstructed views - Located within a nationally protected village landscape - Transfer in consultation Note: The Kaakberg is a traditional, large wooden barn design, typically with a square layout, fixed roof, and weatherboarded exterior—distinct from simpler haystacks due to its solid structure and architectural character.

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Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

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