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## Emmabergweg 31

6301 RD Valkenburg (LI) [Emmaberg](#)
 € 550,000 k.k. [What will be my monthly expenses?](#)

 221 m<sup>2</sup> Living [5,313 m<sup>2</sup> Plot](#) [3 Bedrooms](#)


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### Description

EMMABERGWEG 31 IN VALKENBURG LB In the exclusive Emmaberg district (Municipality of Valkenburg aan de Geul) we can offer you this spacious detached property to be converted into a residential house with a total living area of 221 m<sup>2</sup> and a capacity of 1,394 m<sup>3</sup> for sale, located on a spacious plot of 5,313 m<sup>2</sup> and with unobstructed panoramic views at the back over the Limburg Hill landscape TYPING Emmaberg (Limburg; D'n Emmaberg) is a hamlet located between the towns of Hulsberg and Valkenburg, on the provincial road N298. Emmaberg was part of the former municipality of Hulsberg until the municipal reorganization of 1982, but currently belongs to the municipality of Valkenburg aan de Geul. The location is easily accessible by car due to its favorable location in relation to the roads towards Heerlen and Maastricht, as well as Sittard, Roermond, Belgium and Germany. It can be reached by public transport via a regular bus connection and/or train connection from Valkenburg. All amenities are available in nearby Hulsberg or of course Valkenburg. The object has always been in use for the control of the cell tower on the Emmaberg, but has now become redundant and is therefore sold. Permission has been granted by the municipality of Valkenburg to take the property into use and convert it into a residential house in deviation from the zoning plan. The building is solidly built and well maintained all these years. It is fully equipped with wooden frames with single glazing. It has a partly concrete and partly a wooden floor and also has spacious crawl spaces under the wooden floors and the large room on the left. CLASSIFICATION Basement: Provision basement (9.5 m<sup>2</sup>) with water meter. Ground floor: The total (living) area of the ground floor is 221 m<sup>2</sup> and is currently divided into various rooms, but can of course be adjusted as needed. For the current layout, we refer to the attached floor plans. Garden: Due to the plot area of 5,313 m<sup>2</sup>, the property has a spacious garden around the house with a large house meadow at the back, suitable for keeping (small) cattle, among other things. The plot is approximately 88 meters deep and 59 meters wide. On the left is a spacious driveway with parking for several cars on site, as well as the double gate to the house meadow. 1st Floor: Both wings have their own attic, accessible via a loft staircase from the respective parts. The area of the left wing is 54.2 m<sup>2</sup>, has a ridge height of 2.76 meters and has a concrete floor, the area of the right wing is 74.1 m<sup>2</sup>, has a ridge height of 3.27 meters and has a wooden floor. DETAILS - Spacious detached house to convert villa; - Permit present to use it as a residential house; - Beautiful view at the rear over the Limburg Hilly Landscape; - Plot area 5,313 m<sup>2</sup>; - Large completely fenced house meadow; - Living area approximately 221 m<sup>2</sup>; - Other indoor space approximately 139 m<sup>2</sup> (attills); - Capacity: approximately 1,394 m<sup>3</sup>; - Year of construction 1951; - Crom height attic right 3.27 meters, attic left 2.76 meters; - To adjust according to own ideas and wishes; - Also suitable for office or home practice; - Centrally located in the vicinity of the main roads; - A building right is established for the electricity house located on the plot; - A "Old Age" and "As-is-where-is" clause will be included in the purchase agreement; - In view of the year of construction, the presence of asbestos cannot be ruled out; - All specified sizes and surfaces are indicative; - This information has been compiled by us with the necessary care. However, on our part, no liability is accepted for any incompleteness, incorrect or otherwise, or the consequences thereof; - The deposit/bank guarantee is 10% of the purchase price. The buyer must deposit it with the relevant notary within 2 weeks after the financing reservation has expired; - To protect the interests of both buyer and seller, it is expressly stated that a purchase agreement with regard to this immovable property is only concluded after the buyer and the seller have signed the purchase agreement ("requisite of writing"); - The buyer is entitled at any time to (have) a structural inspection carried out on his own account or to consult other advisors in order to obtain a good understanding of the state of maintenance;

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### Characteristics

#### Transfer

Asking price	€ 550,000 costs buyer <a href="#">Mortgage advice</a>	<a href="#">▶</a> <a href="#">ⓘ</a>
Asking price per m <sup>2</sup>	€2,489 <a href="#">▲</a>	
Offered since	August 15, 2025	
Status	Available	
Acceptance	Available immediately	
<a href="#">RegioBank</a>	How much can I borrow? <a href="#">Calculate n &gt;</a>	<a href="#">▶</a> <a href="#">ⓘ</a>

#### Construction

Type of house	Villa, detached house	
Type of construction	Existing construction	
Year of construction	1951 <a href="#">Make your house stand out</a> <a href="#">🏠</a>	<a href="#">▶</a> <a href="#">ⓘ</a>
Specific	Job house	
Type of roof	Saddle roof covered with tiles	

#### Surfaces and content

Usable surfaces	
Living	221 m <sup>2</sup>
Other indoor space	139 m <sup>2</sup>
Building-bound outdoor space	2m <sup>2</sup>
Plot	5,313 m <sup>2</sup>
Content	1,394 m <sup>3</sup>

#### Classification

Number of rooms	9 rooms (3 bedrooms)
Number of bathrooms	1 separate toilet
Number of residential floors	1 floor, an attic, and a basement
Facilities	Alarm system, mechanical ventilation, and smoke duct

#### Energy

Energy label	Not available
Insulation	No insulation
Heating	Electric heating
Hot water	Electric water heater

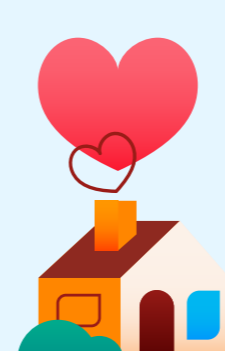
#### Cadastral data

VALKENBURG LB H 77	<a href="#">Cadastral map</a>
Surface	5,293 m <sup>2</sup>
Ownership situation	Full ownership

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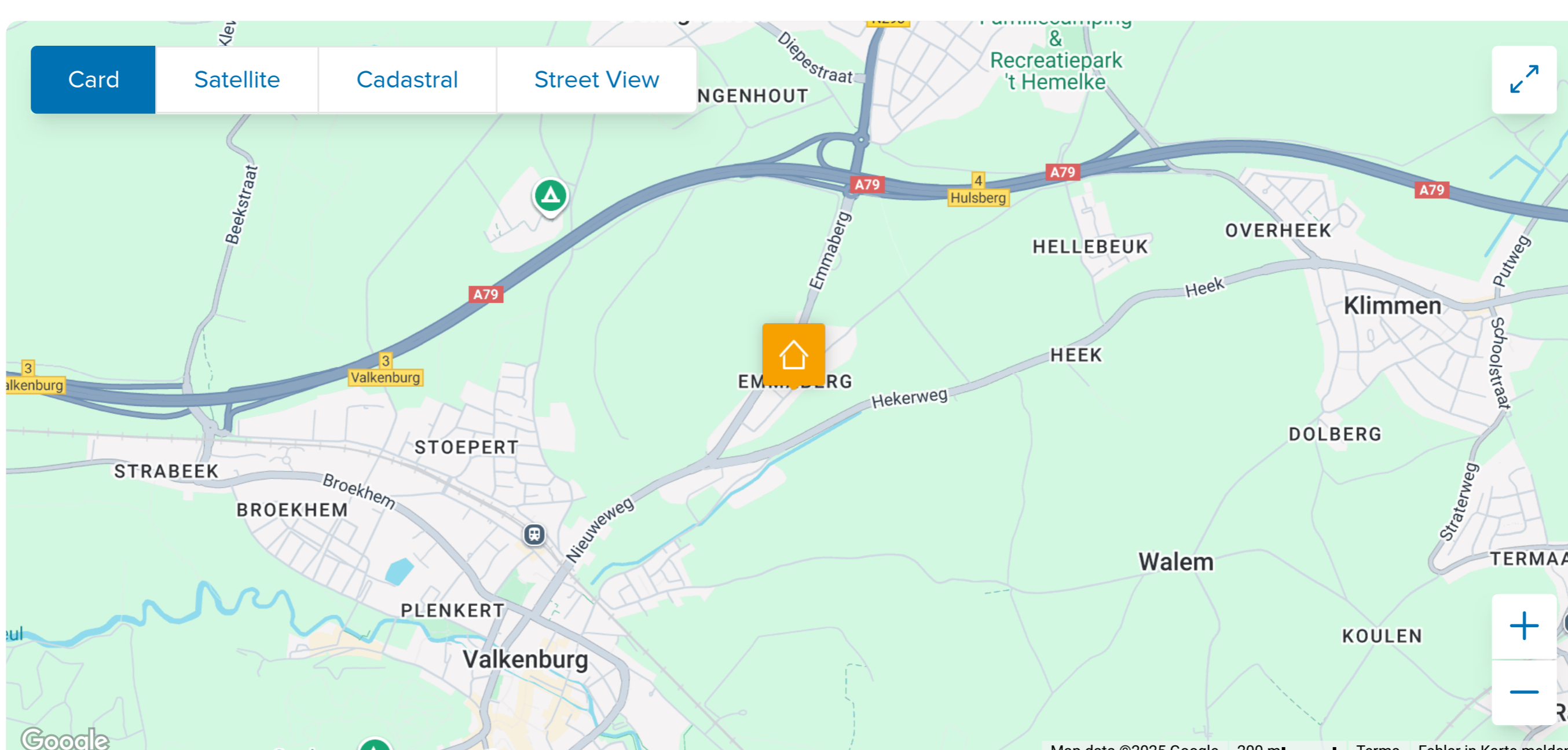

**Emmaberg**  
 Valkenburg (LI)

Residents	175
Family with children	28%

#### Neighborhood insights

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