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## Grachtstraat 9

6441 CA Brunssum Hofpoel

€ 575,000 k.k. [What will be my monthly expenses?](#)

252 m<sup>2</sup> Living 560 m<sup>2</sup> Plot 5 Bedrooms



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### Description

A spacious and well-kept detached house in a monumental building; that's living at Grachtstraat 9 in Brunssum. Here character and modern facilities come together in a unique living experience. The house has a bright living room with fireplace and fireplace, a spacious kitchen, three bedrooms, a multifunctional attic and a ready-to-move-in bathroom. In addition, you can enjoy a sunny garden with swimming pool, roof and terrace, with a lot of privacy and tranquility. With solar panels, air conditioning and a neat finish, this is a home that you can move into immediately. A special opportunity for those looking for luxury, comfort and character. This property is located in a quiet and characteristic street of Brunssum, with all daily amenities within easy reach. Supermarkets, shops and restaurants are a short distance away. Schools and sports clubs are easily accessible, as are various parks and recreational facilities. You are also in the right position in terms of mobility: bus stops are in the immediate vicinity and the train station is quickly accessible. You can also drive smoothly to surrounding cities such as Heerlen, Maastricht and Sittard via the roads. A nice and practical living location where everything comes together. **Layout Entrance:** The entrance of the house can be reached via a charming staircase from the street side, where there is also ample parking. Once inside, you enter a spacious hall that provides access to the toilet room and the passage to the living room. Here is also room for a wardrobe or stylish piece of furniture, so that you always keep your entrance tidy and practical. **Living room:** A spacious living room then forms the heart of the house. Thanks to the characteristic supporting beams, light walls and abundant light through the large windows, this space feels open and inviting. The layout offers plenty of possibilities for both a comfortable seating area and an atmospheric dining room. Overlooking the garden and the presence of a beautiful fireplace, this is a place where fun and relaxation come together. **Kitchen:** A second hall leads you to the living kitchen, which is spacious and equipped with an elongated countertop with various built-in appliances, including a gas stove, extractor hood, oven, dishwasher and refrigerator. There is also room for a generous dining table, so that cooking and dining merge into one smooth movement. Large windows provide pleasant light and a view of the garden. There is underfloor heating in the kitchen. **Utility room:** A practical utility room is directly adjacent to the kitchen and provides the connections for the white goods. This space is also ideal for extra stock or as storage space, so that the kitchen always remains clear. **Storage room:** A storage room at the back of the house offers even more storage options. With the presence of a loft staircase to the attic floor, you have a convenient solution for items you don't need on a daily basis. **Extra room:** An extra room is also located at the rear and is ideal to set up as a home work place or hobby room. The daylight and the quiet location make this a pleasant space for various purposes. **First floor 1st floor:** A fixed staircase from the hall leads you to the first floor, where three bedrooms, a bathroom and a handy walk-in closet can be found. Everything has been carefully maintained and balanced between comfort and character. **Bedrooms:** The three bedrooms are adjacent to the landing and are each spacious in size. Thanks to the wooden beams, the rooms retain their monumental appearance, while the light finishes and large windows create a fresh and open atmosphere. One of the rooms is air-conditioned, which increases living comfort. The rooms are versatile and can also serve as a hobby or study room. **Walk-in closet:** A practical walk-in closet, formerly an extra bedroom, is directly adjacent to the landing. This space is ideal for storing clothes in a clear way, but can also act as a children's room. **Sanitary:** An attractive bathroom completes the whole. The room is partly tiled/partly made of ciré concrete and equipped with a walk-in shower with glass wall, a floating toilet, a sink and a towel radiator. The country style and neat finish give the sanitary ware a warm and contemporary look. **Second floor** A fixed staircase takes you to the second floor, where a spacious attic room is located. This room has its own sink and shower, making it ideal for guests or as a separate living space. Like the other floors, the finishing has also been taken care of, and the wooden supporting beams give extra character to the room. **Garden** An indoor garage with patio doors to the garden completes the ground floor. This space can of course be used as a storage room or bicycle shed, but can also be used as a studio, workplace or extra living space. A sunny garden is an absolute highlight of this house. The spacious terrace offers plenty of space for an outdoor table or lounge set, while the roof provides shelter on hot summer days. The pool is an eye-catcher and invites relaxation and entertainment. Thanks to the convenient location, you can enjoy a lot of privacy here, and the garden is also practically accessible via the back. **Special features** Detached house in a monumental building Combination of character and modern amenities Spacious living room with fireplace and fireplace Spacious living kitchen with built-in appliances and underfloor heating Practical utility room and storage room and indoor garage Three bedrooms on the first floor, possibility of fourth bedroom, one with air conditioning Bathroom with rural appearance Convenient walk-in closet; can also be a fourth bedroom Multifunctional attic room, bedroom, with private shower Sunny garden with terrace, cover and swimming pool Equipped with 12 solar panels, 2023, property Equipped with a central heating boiler, 2015, Quiet property Location with lots of privacy Good accessibility and amenities in the neighborhood Energy label not applicable to a monumental building

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### Characteristics

#### Transfer

Asking price	€ 575,000 costs buyer <a href="#">Mortgage advice</a>
Asking price per m <sup>2</sup>	€2,282 <span>⚠</span>
Offered since	August 19, 2025
Status	Available
Acceptance	In consultation
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#### Construction

Type of house	Single-family house, detached house
Type of construction	Existing construction
Year of construction	1781 <a href="#">6 negotiation tips you should know</a>
Specific	Monument and monumental building
Type of roof	Saddle roof covered with tiles

#### Surfaces and content

Usable surfaces	
Living	252 m <sup>2</sup>
Other indoor space	80 m <sup>2</sup>
Building-bound outdoor space	1 m <sup>2</sup>
External storage	2m <sup>2</sup>
Plot	560 m <sup>2</sup>
Content	1,228 m <sup>2</sup>

#### Classification

Number of rooms	6 rooms (5 bedrooms)
Number of bathrooms	1 bathroom and 1 separate toilet
Number of residential floors	3 floors and a basement
Facilities	Air conditioning, skylight, flue, solar panels, and swimming pool

#### Energy

Energy label	Not mandatory
Insulation	Largely double glass
Heating	Cv boiler and partial underfloor heating
Hot water	Heating boiler
Heating boiler	Combi boiler from 2015, property

#### Cadastral data

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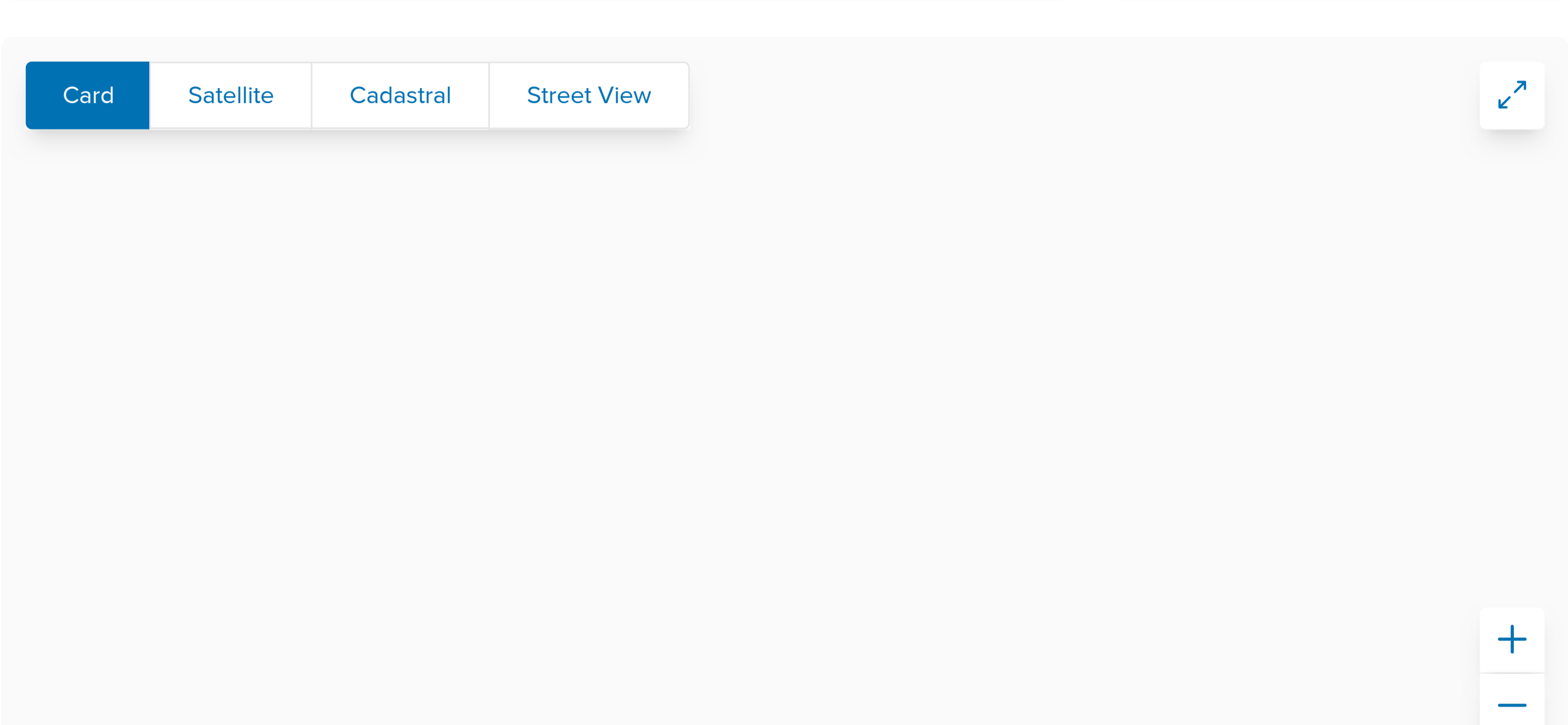
### Neighborhood

<b>Hofpoel</b> Brunssum	
Residents	930
Family with children	19 percent
Avg. asking price / m <sup>2</sup>	€2,336

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