



Pictures 63

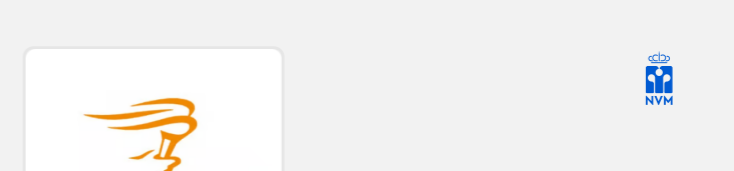
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## Old Valkenburg 20

6305 AB Schin on Geul [Oud-Valkenburg](#)
**€650,000 k.k.** [What will be my monthly expenses?](#)

 265 m<sup>2</sup> Living 950 m<sup>2</sup> Plot 6 Bedrooms C energy label


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### Description

We offer you: "A versatile house with 3 holiday apartments, located on the outskirts of Valkenburg with the beautiful Gerendal adjacent to the rear". Detached house with spacious living room with open kitchen, no less than 6 bedrooms and very spacious garage. The house has 11 solar panels. The location is unique and the beautifully landscaped south-facing garden adjoins the beautiful Gerendal nature reserve. This versatile property has access to 3 fully furnished and upholstered and very well rentable holiday apartments. As a result, this object provides an excellent return. Perfect property for candidates who love liveliness, cosiness and nature with a social chat with holiday guests who stay there frequently. Good return of approximately 9%, if you want more information please feel free to contact us. CLASSIFICATION: Ground floor (main house): Entrance. Spacious hall with meter cupboard, and staircase. Toilet fully tiled with floating version and fountain. Living room (9.85 x 3.91 m) with open kitchen. Spacious sun-sun living room with open kitchen with lots of light. The kitchen in straight arrangement is equipped with the following built-in appliances: ceramic hob, extractor hood, refrigerator, oven, dishwasher (defect) and microwave. From the hall and the kitchen one has access to the utility room. Utility room (6m<sup>2</sup>) with built-in pantry, central heating combi installation and a sink with cold and hot water connection. The entire ground floor has a decorative gravel floor. Very spacious garage (13.50 x 4.26 m) with double patio gates. Space for multiple vehicles so ideal for hobby with cars. Through the utility room one enters the spacious conservatory (11.45 x 5.51 m) with access door to the driveway and the garage. Through the large sliding doors you reach the backyard with the tiled terrace and the atmospheric beautifully landscaped private garden where there are several cozy seating areas. From the backyard you can walk into the Gerendal nature reserve, with beautiful views and beautiful hiking trails. First floor (main house): Landing with storage cupboard. 4 Bedrooms. Bedroom 1 (12m<sup>2</sup>). Bedroom 2 (12m<sup>2</sup>). Bedroom 3 (10m<sup>2</sup>). Bedroom 4 (9m<sup>2</sup>) located at the rear now serves as a laundry room but can also be used as a bedroom. Fully tiled bathroom (5m<sup>2</sup>) with recessed spotlights is equipped with a walk-in shower, wall closet and sink in wall unit. The first floor has a laminate floor. Second floor main house): Fixed staircase to the second floor with dormer window. Overflow. Bedroom 5 (6m<sup>2</sup>) with Velux skylight. Bedroom 6 (10m<sup>2</sup>) with dormer window. 3 Well-rentable holiday apartments: Holiday apartment I Alda (45m<sup>2</sup>): The hall of this duplex apartment offers access to the separate fully tiled toilet, equipped with standing toilet and hand basin, neat bathroom with walk-in shower, washbasin cabinet with mirror cabinet. Open kitchen with cozy living room. Upstairs there are 2 bedrooms (13m<sup>2</sup> + 15m<sup>2</sup>). The entire apartment has a gravel floor. Holiday apartment II Quincy (19m<sup>2</sup>): This 1 bedroom apartment, living room with open kitchen with kitchen unit, fully tiled bathroom with walk-in shower, wall closet and sink. The entire apartment has a tiled floor. Holiday apartment III Scott (40m<sup>2</sup>): This apartment with living room, open kitchen with kitchen unit, 2 bedrooms, entire tiled bathroom with walk-in shower, wall closet and washbasin. The entire apartment has laminate, except for the hallway and bathroom these are tiled. Details: Final energy label is C. The house is equipped with floor and wall insulation with isogranules. Mostly plastic window frames with double glazing. Upper floor partly equipped with screens There are 11 solar panels linked to the house and apartments but these can be linked to 10 other solar panels. HR combi boiler Remeha Quinta, owned (2018) of the main house. HR combi boiler Intergas, property (2023) of the 3 apartments. The bathrooms of Scott and Quincy apartments were completely renovated in May 2023. Mentioned sizes are approximate. Acceptance in consultation. General environment info: Located between Valkenburg and Schin op Geul, on the outskirts of Oud-Valkenburg is this detached house in the middle of the Gerendal Nature Reserve with the most beautiful walking and cycling routes. Both in Schin op Geul and in Valkenburg there is a train station and public transport within walking distance of the house. Also good roads towards Heerlen/Aaken and Maastricht/Eindhoven.

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### Characteristics

Transfer	
Asking price	€ 650,000 costs buyer <a href="#">Mortgage advice</a>
Asking price per m <sup>2</sup>	€2,453
Offered since	August 21, 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	1970
Specific	Double occupancy possible and partially upholstered
Type of roof	Saddle roof covered with tiles

Surfaces and content	
Usable surfaces	
Living	265 m <sup>2</sup>
Other indoor space	6 m <sup>2</sup>
Building-bound outdoor space	150 m <sup>2</sup>
External storage	4 m <sup>2</sup>
Plot	950 m <sup>2</sup>
Content	950 m <sup>2</sup>

Classification	
Number of rooms	8 rooms (6 bedrooms)
Number of bathrooms	1 bathroom and 1 separate toilet
Bathroom facilities	Walk-in shower, toilet, and washbasin unit
Number of residential floors	3 living floors
Facilities	TV cable

Energy	
Energy label	<a href="#">What does this mean?</a>
Insulation	Roof insulation, double glazing and floor insulation
Heating	Heating boiler
Hot water	Heating boiler
Heating boiler	Remeha Quinta (gas-fired combi boiler from 2018, property)

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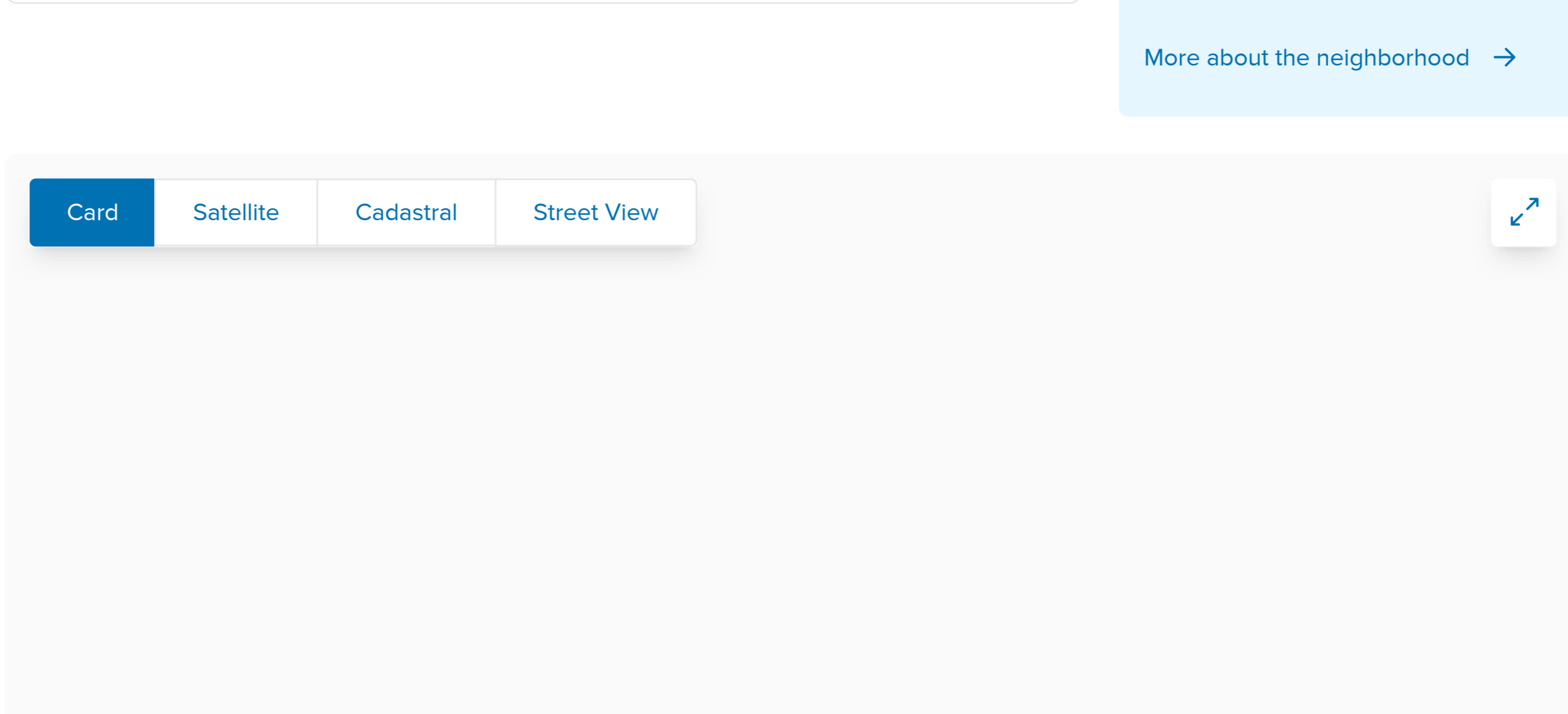
### Neighborhood

Old Valkenburg	
Schin on Geul	
Residents	105
Family with children	17 percent

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