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## Pastor Honéestraat 11


6414 BV Heerlen [Heksenberg](#)

€360,000 k.k. [What will be my monthly expenses?](#)

[132 m² Living](#) [354 m² Plot](#) [3 Bedrooms](#) [D energy label](#)



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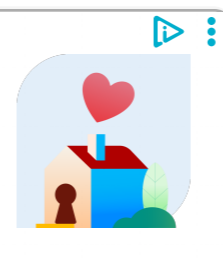


### Description

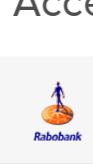
On the outskirts of Heerlerheide we can offer this atmospheric and ready-to-move-in semi-detached house. This so-called 'engineer's house' (1952) has been largely modernized in recent years, with the ground floor in particular being very luxuriously finished with a high-quality parquet floor and a (living) kitchen that is fully equipped. Many amenities are nearby, including a school, sports clubs as well as the Brunsummerheide, all within walking distance. The center of Heerlen and Brunssum is also nearby. If you are looking for a special home, this one will undoubtedly appeal to you! For a complete impression, please refer you to your own home website including video presentation and virtual tour. Interested? Please contact Marcel Werrij, your personal broker at Spauwen | Werrij. CLASSIFICATION Basement: Handy (dry) pantry of approx. 6 m², with a standing height of 1.80 m and access to the crawl space. The couplings/pipes of the heating pipes were renewed and insulated last year. Ground floor: Entrance with (modernized) meter cupboard, toilet with hand basin, entrance door to basement, stairs to 1st floor and door to the living room. The atmospheric living room is divided into three parts. To the right/front a dining area of approx. 12 m², in the middle the very luxurious (living) kitchen (2023) of approx. 20 m² and left/at the rear a large seating area (approx. 22 m²) realized in the extension. The wooden parquet floor (Bloemen parquet) is of very high quality, as is the luxury kitchen that is fully equipped with a cooking island, including 4-burner induction hob with integrated Bora extraction system, cupboard wall with built-in microwave, built-in convection oven, built-in refrigerator and separate built-in freezer, dishwasher and large sink and plenty of storage space. The ceiling is lowered and equipped with recessed spotlights. The seating area is realized in the extension that is equipped with skylights and a large sliding door (wood, double glazing is partially leaky) with a view of the backyard. The roof of the extension was completely replaced and insulated in 2023. The sliding door gives access to a large terrace with a roof (approx. 18 m²). From the terrace one can enter the large garage or via a few stairs to the lower backyard (South-West), which is completely enclosed. The garage (approx. 26 m²) consists of 2 parts, one of which is classified as a laundry room, the rest as a storage room/garage. Both rooms are accessible from the driveway. 1st floor: The landing, equipped with a beautiful, round stained glass window (single glass) gives access to two bedrooms and two bathrooms. Also here is the fixed staircase to the 2nd floor/attic. The bathroom located at the back of the house was previously the 3rd bedroom. In 2022/2023, a bathroom of approx. 6 m² was made of this and is equipped with a (2nd) toilet, washbasin and spacious walk-in shower. The 'master' bedroom is also located at the rear and is approx. 14 m² overlooking the garden and equipped with a wall cupboard. The 2nd bedroom is also spacious (approx. 12.5 m²) and located at the front, also equipped with a wall cabinet. The old bathroom located at the front, has been preserved, but also modernized, so that there is a modern 3rd (seventh) toilet, extra sink and a 2nd walk-in shower. Ideal for families with older children, so there is extra privacy and private space when desired. The bathroom also has a beautiful stained glass window. The landing and bedrooms have the same, modern laminate. 2nd floor/attic: The 2nd floor is accessible via a fixed staircase and the landing gives access to two rooms. A storage room, where the central heating boiler is located. Concerns an Intergas combi boiler from 2021, which is rented and for which the rental contract must be taken over (€ 37.32 per month). Theoretically, the washing machine connection could also be realized here. The 3rd bedroom is very spacious in design, partly thanks to the dormer window at the front and is no less than 19 m². The beautiful trusses are preserved in sight and give the whole a characteristic appearance. This master bedroom could also be split into two bedrooms, so that there are a total of four bedrooms. Outside: The paved driveway can accommodate at least 2 cars. The front garden is relatively maintenance-free and creates a pleasant distance between the sidewalk and the house. The backyard is fully enclosed, ideal for people with small children and/or pets and accessible via the garage and/or terrace. Main features - Spacious characteristic engineer house with approx. 132 m² living space; - Largely modernized in recent years. Among other things, new meter cupboard, piping, new flat roof; - Luxury wooden parquet floor (Flower parquet) and luxury kitchen (2023) of approx. €35,000,-; - Largely wooden window frames with double glazing, partly single glass (stained glass windows); - Rent a combi boiler, €37.32 per month; - Energy label D; - Acceptance in consultation. Reservation To protect the interests of the buyer and seller, it is expressly stated that a purchase agreement is only concluded after both parties have signed the agreement in writing. The buyer always has the right, at his own expense and risk, to have an architectural inspection carried out or to consult other experts in order to obtain a good understanding of the state of the property. This text is intended solely as non-binding information, from which no rights can be derived.

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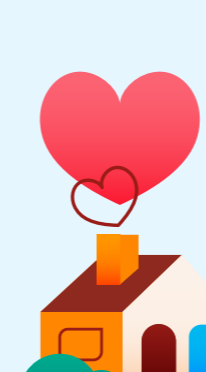
### Characteristics

Transfer	
Asking price	€ 360,000 costs buyer <a href="#">Mortgage advice</a>
Asking price per m²	€2,727 <span style="color: orange;">⚠</span>
Offered since	August 22, 2025
Status	Available
Acceptance	In consultation
 Rabobank	Safe living, without worries? <a href="#">Watch now</a>
Construction	
Type of house	Single-family house, semi-detached house
Type of construction	Existing construction
Year of construction	1952
Type of roof	Saddle roof covered with tiles
Surfaces and content	
Usable surfaces	
Living	132 m²
Other indoor space	32 m²
Building-bound outdoor space	18 m²
Plot	354 m²
Content	569 m³
Classification	
Number of rooms	8 rooms (3 bedrooms)
Number of bathrooms	2 bathrooms and 1 separate toilet
Bathroom facilities	2 walk-in showers, toilet, washbasin unit, and sink
Number of residential floors	2 floors, an attic, and a basement
Facilities	Outdoor sun protection, skylight, natural ventilation, sliding doors, and TV cable
Energy	
Energy label	<span style="background-color: #ffc107; padding: 2px;">D</span> <a href="#">What does this mean?</a>
Insulation	Partial double glazing and wall insulation
Heating	Heating boiler
Hot water	Heating boiler
Heating boiler	Intergas (gas fired combi boiler from 2021, rent)
Cadastral data	
HEERLEN Q 229	<a href="#">Cadastral map</a>


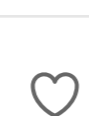

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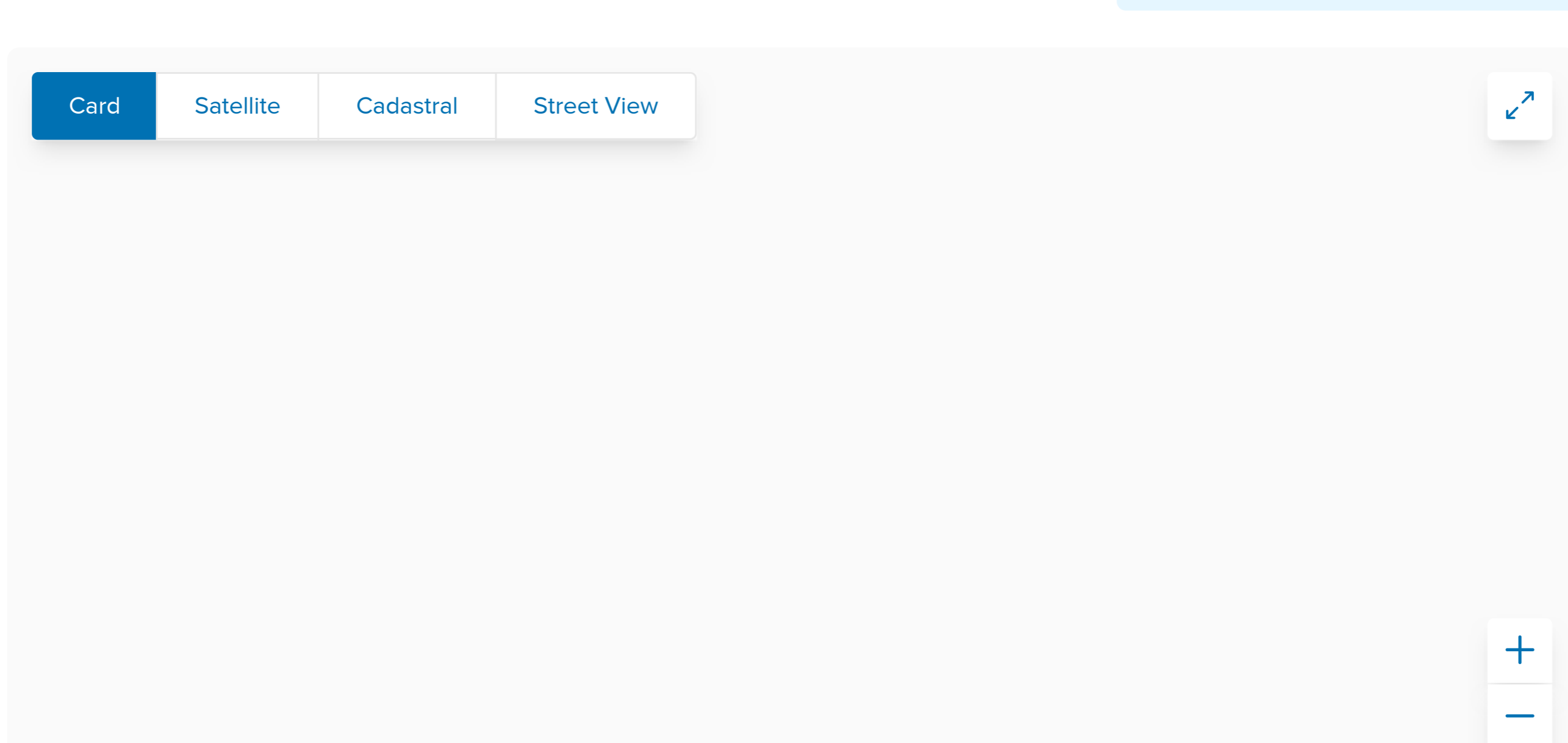
Witchesberg	
Heerlen, S.	
Residents	2,305
Family with children	32%
Avg. asking price / m²	€2,101

**Neighborhood insights**

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