

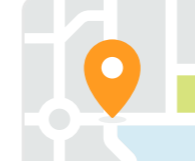


Pictures 35


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Roebroekweg 80

6414 BE Heerlen Heksenberg

€250,000 k.k. [What will be my monthly expenses?](#)104 m² Living 181 m² Plot 3 Bedrooms [Energy label](#)

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Description

VERY SPACIOUS HOUSE/SHOP (ALSO SUITABLE FOR DOUBLE OCCUPANCE) WITH A.O. 104 M2 LIVING SPACE, 158 M2 OTHER INDOOR SPACE (INCL. INDOOR GARAGE) AND A ROOF TERRACE OF 86 M2 BASEMENT: Storage space. GROUND FLOOR: Retail space with access to private area; hallway with stairs to floor/living area and access to basement; 2nd part retail space with intermediate portal and separate toilet room; warehouse annex garage with door and roller gate; closed parking space with stairs to roof terrace. 1st FLOOR: Landing with fixed staircase to 2nd floor and toilet room; L-shaped living room with access to roof terrace; semi-open kitchen with standard attached kitchen with built-in appliances and bar; roof terrace (in total approximately 86 m2) with stairs to ground floor. 2nd FLOOR: Landing with loft stairs to attic; 3 bedrooms; bathroom with bath, shower, sink and toilet. ATIE: Storage space, here hangs the central heating combi boiler (Nefit Topline). DETAILS: The living area has energy label A and the shopping area has energy label B. The property is equipped with 17 solar panels and plastic window frames with HR++ glazing. All the main amenities are in the vicinity. Year of construction: 1929. Capacity: 910m3. Living area: 104 m2. Other indoor space: 158 m2. Building-bound outdoor space (roof terrace): 86 m2. Plot: 181 m2. 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 the buyer and the seller, it is expressly stated that a purchase agreement with regard to this property is only concluded after the buyer and the seller have signed the purchase agreement (writtenness requirement). All information provided by our office about real estate should be considered an invitation to enter into negotiations, and is completely without obligation! Indicated sizes are only approximate. No rights can be derived from this limited info. If central heating boiler and/or hot water supply is a rental device, the buyer must take over the rental agreement. A (possibly) attached floor plan serves only as a global indication/visualization. No rights can be expressly derived from this either.

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Characteristics

Transfer	
Asking price	€ 250,000 costs buyer Mortgage advice
Asking price per m ²	€2,404 i
Offered since	6+ months
Status	Available
Acceptance	In consultation
Rabobank	Safe living, without worries? Watch now >

Construction	
Type of house	Single-family house, terraced house
Type of construction	Existing construction
Year of construction	1929
Specific	Double occupancy possible
Eneco	The monthly energy costs Calculate

Surfaces and content	
Usable surfaces	
Living	104 m ²
Other indoor space	158 m ²
Building-bound outdoor space	86 m ²
Plot	181 m ²
Content	910 m ³

Classification	
Number of rooms	8 rooms (3 bedrooms)
Number of bathrooms	1 bathroom and 1 separate toilet
Bathroom facilities	Shower, bath, toilet, and sink
Number of residential floors	3 floors, an attic, and a basement
Facilities	Air conditioning and solar panels
Internet	Fiber kpn Discover >

Energy	
Energy label	A What does this mean?
Insulation	Roof insulation, HR glass, wall insulation and floor insulation
Heating	Heating boiler
Hot water	Heating boiler
Heating boiler	Nefit Topline (gas-fired combi boiler, property)

Cadastral data	
HEERLEN B 7479	Cadastral map
Surface	181 m ²
Ownership situation	Full ownership

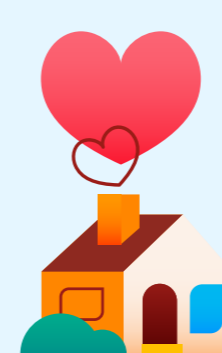
Outdoor space	
Location	In residential area
Garden	Sun terrace
Sun terrace	86 m ² (14.90 meters deep and 5.80 meters wide)
Location garden	Located on the south accessible via back

Garage	
Type of garage	Attached stone garage and indoor
Capacity	1 car

Parking	
Type of parking	On closed grounds and on private property

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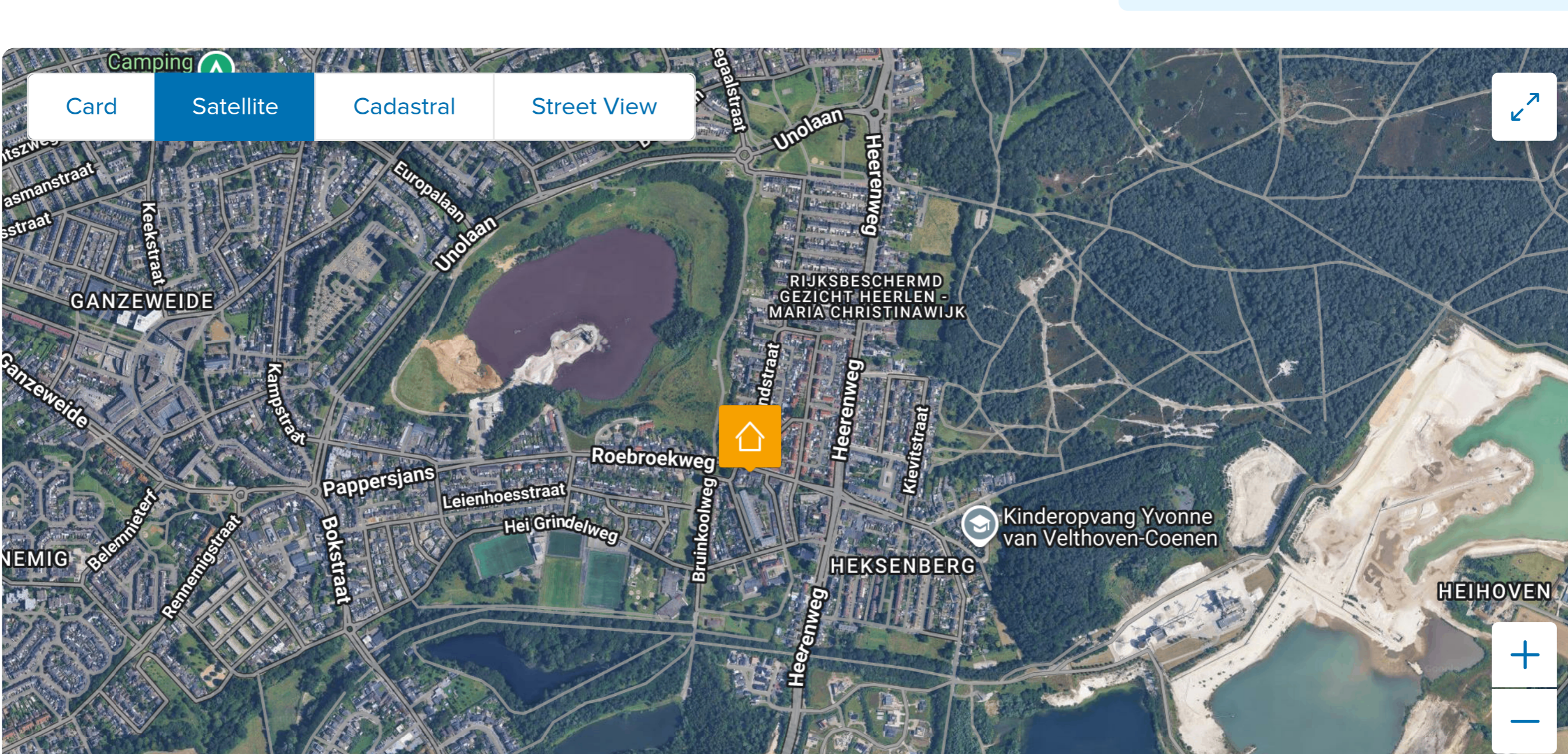
Neighborhood

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

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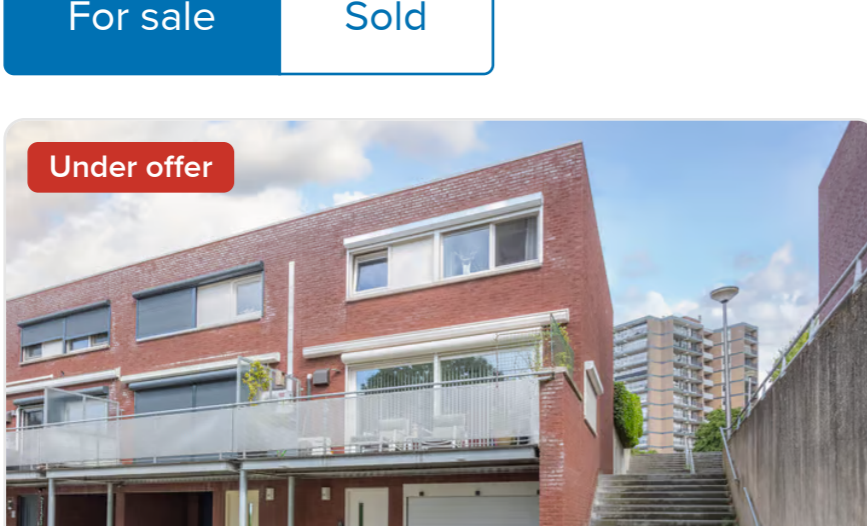
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Germ Avenue 21
6414 HN Heerlen

€289,000 k.k.

104 m² Living 172 m² Plot 3 Bedrooms [Energy label](#)

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6413 EA Heerlen


€275,000 k.k.

118 m² Living 144 m² Plot 4 Bedrooms [Energy label](#)

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Eye-catcher



Bokstraat 44
6413 AT Heerlen

€248,000 k.k.

123 m² Living 159 m² Plot 3 Bedrooms [Energy label](#)

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