


[Pictures 55](#)
[Floor plan 4](#)
[All media](#)

Wilhelminalaan 71

 6301 GH Valkenburg (LI) [Valkenburg](#)
€595,000 k.k. [What will be my monthly expenses?](#)

 🏠 **238 m²** Living 📏 **225 m²** Plot 🛏️ **8** Bedrooms ⚡ **F** Energy label

[Card](#)
Eye-catcherSpecially beautiful residential/retail building with patio garden in the heart of Valkenburg

Description

In the heart of the historic center of Valkenburg is this fantastic and characteristic 1930s residential/shopping building in an excellent viewing location. The attractive upstairs apartment has an extremely daylight-rich living room, a modern and contemporary kitchen, eight bedrooms, a renovated bathroom and an enclosed city garden where a private parking space is also located. Thanks to the separate entrance to the commercial space/store, this spacious building offers countless possibilities: ideal for those who want to combine living and working, or to use the living and working spaces separately. The property is also very suitable for renting out the commercial space if necessary. CLASSIFICATION Basement the basement is divided into 5 separate rooms which can all be used for various purposes. The Cv installation is also set up in the basement and there is an outside door that offers access to the adjacent city garden. Ground floor the entrance with meter cupboard offers access to: - an office space which is located directly at the front of the house - the commercial space, approx. 85m2 in size, is currently in use as a fashion store. The space is divided with various wall racks, air conditioning, 2 fitting rooms and 3 shop windows. From the Plenkertstraat, the store is accessible independently for shoppers - toilet room First floor the central landing provides access to the following spaces: - the living area (living room with kitchen) which is located at the front of the house. Here, too, it is clearly visible how much daylight can come in. The kitchen is spacious and furnished with a modern kitchen installation. The various built-in appliances include an extractor, an induction cooker with oven, a refrigerator, a combi microwave and a dishwasher. Because the installation is set up in a U-shape, a seating area has also been created for the quick bite. From the living/dining room has a perfect view of the street scene in front. Due to the open layout, the design of the living room can be achieved in various ways. - utility room with connection points for the white goods - bedroom 1 - luxuriously finished bathroom which is divided with a spacious walk-in shower, a double fixed sink incorporated into a bathroom furniture, a toilet and a design radiator Second floor the central landing offers access to no less than 7 bedrooms. Garden City garden located next to the house which is easy to maintain finished and is partly furnished as a private parking space. DETAILS – the property is located in a beautiful and central location – the building has a lot of light and an open layout, which makes it a nice and bright place to live – the building can be used multifunctionally – the property is located on a plot with an area of 225m2 – the property is e.g. a living area of approx. 190m2 – the property is e.g. concrete and wooden floors – the property is equipped with plastic window frames with insulating glazing – the property was renovated and modernized between 2021 - 2023 while preserving all atmospheric elements – parking for residents with a parking permit (1st permit €0,-, each subsequent permit €75,- per year) – Cv installation, brand: Nefit Ecomline Excellent, year 2013 (ownership) GENERAL INFORMATION Valkenburg is a picturesque town in the province of Limburg that is known for its rich history, beautiful nature and tourist attractions. It is located in a hilly area, which gives it a unique charm compared to other Dutch cities. Valkenburg is especially popular because of its spas, caves and castles. Valkenburg is a mix of nature, culture and relaxation and attracts both tourists and day-goers who want to enjoy the quiet atmosphere and the many sights. INTEREST? THEN MAKE AN APPOINTMENT WITH WAGEMANS WONEN FOR A VIEWING. – It is expressly stated that a purchase agreement with regard to this immovable property has only been concluded after all parties have signed the purchase agreement, the so-called "writtenness requirement" applies hereto. – The deposit/bank guarantee is 10% of the purchase price and is an explicit part of the purchase agreement. The buyer must deposit it with the transporting notary within 3 days of the expiry of any dissolving conditions. – The buyer is entitled to (have) a structural inspection carried out on his own account, or to consult advisors in order to gain a good insight into the state and use of this property. – To optimally represent its interests, Wagemans Wonen advises interested parties and buyers to engage a professional purchase broker. – The Measurement Instruction is based on the NEN2580. The Measurement Instruction is intended to apply a more unambiguous way of measuring to give an indication of the usable area. The Measurement Instruction does not completely exclude differences in measurement results, for example due to differences in interpretation, roundings or restrictions in performing the measurement.

How much can I borrow?
Quickly calculate your maximum mortgage [Calculate now](#)

Characteristics

Transfer	
Asking price	€ 595,000 costs buyer Mortgage advice
Asking price per m ²	€2,500 1
Offered since	2 months
Status	Available
Acceptance	In consultation
Rabobank	Safe living, without worries? Watch now

Construction	
Type of house	Single-family house, semi-detached house
Type of construction	Existing construction
Year of construction	1935
Type of roof	Mansard roof covered with slate

Surfaces and content	
Usable surfaces	
Living	238 m ²
Other indoor space	105 m ²
Plot	225 m ²
Content	1,234 m ³

Classification	
Number of rooms	17 rooms (8 bedrooms)
Number of bathrooms	1 bathroom and 1 separate toilet
Bathroom facilities	Double sink, walk-in shower, toilet, and washbasin unit
Number of residential floors	3 floors and a basement
Facilities	Natural ventilation

Energy	
Energy label	F What does this mean?
Insulation	HR glass
Heating	Heating boiler
Hot water	Heating boiler
Heating boiler	Nefit (gas fired combi boiler from 2013, property)

Cadastral data	
VALKENBURG LIMBURG A 1897	Cadastral map
Surface	225 m ²
Ownership situation	Full ownership

[View all features](#)

Want to know immediately if something changes?

Save this house as a favorite, and receive an email if the price or status changes.

Popularity

3,028x Viewed	44 times Saved	20-6-2025 On Funda
-------------------------	--------------------------	------------------------------

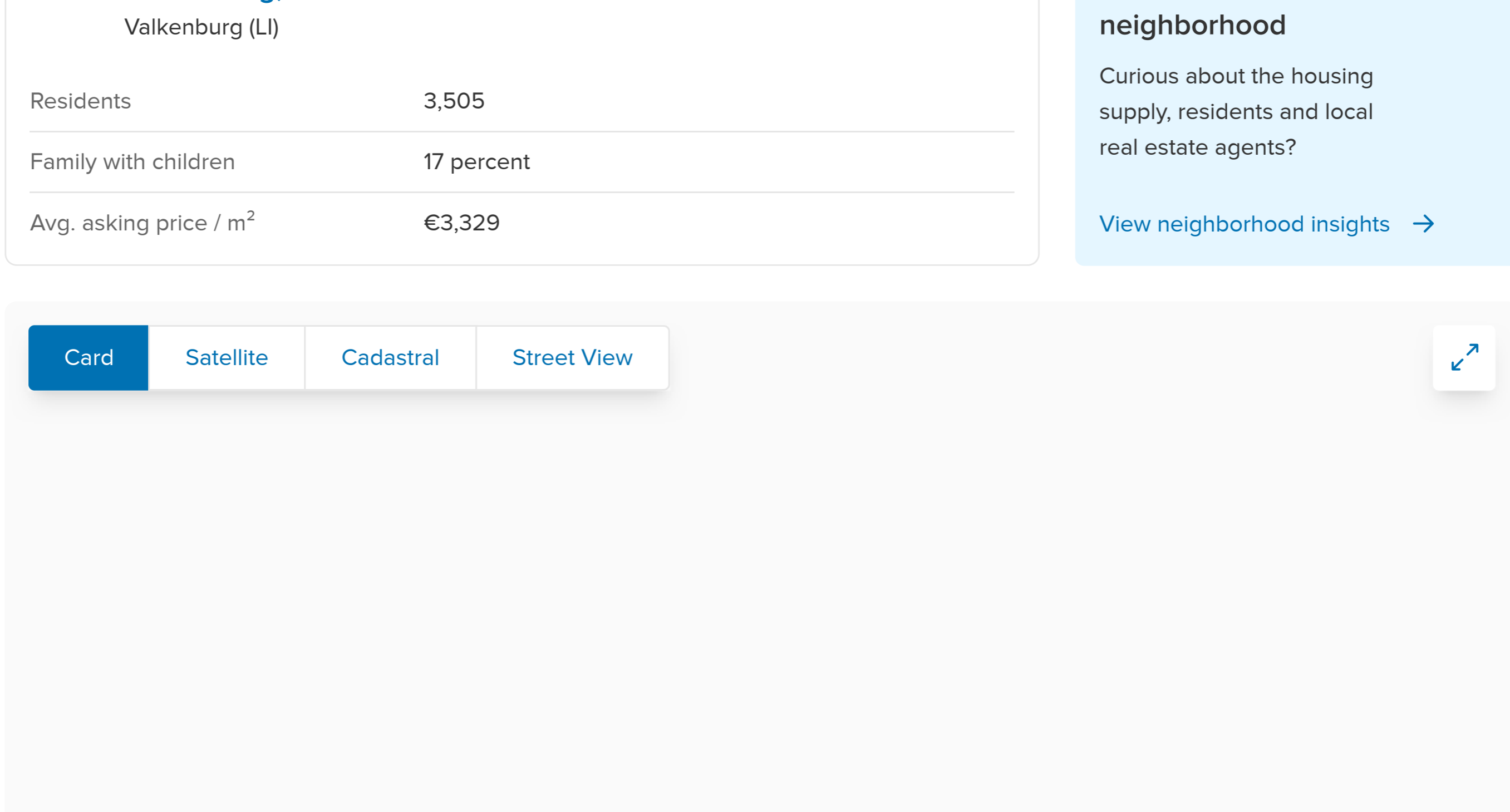
Neighborhood

Valkenburg, S. Valkenburg (LI)	
Residents	3,505
Family with children	17 percent
Avg. asking price / m ²	€3,329

Discover the neighborhood

Curious about the housing supply, residents and local real estate agents?

[View neighborhood insights](#) →


[Calculate travel time on Google Maps](#)

Answer all your important questions

Further deepen

[Share](#) [Print page](#) [I am selling this house](#)

Quickly to	Insights & inspiration	For brokers	More Funda
Sell your home on Funda	Login My Home	Sign up for Funda	About Funda
Check your home value	Everything about buying a house	Post and promote objects	Working at Funda
Find a NVM broker	Selling everything about a house	Promote your office	For advertisers
Follow the housing market: Funda Index	Tackling everything about your house	Expand your knowledge	Editorial policy
Question & answer	Tips for searching on Funda	Login Funda desk	contact
	New features on Funda		