

For Sale

Bellevuelaan 76, Haarlem



Bellevuelaan 76

Description

Want to live and park on the edge of the city center? This is a fantastic opportunity!

Super nice 2-room corner apartment (approx. 59 m²) located on the second floor of the Ignatiushove apartment complex on the site of the former Mariastichting. An added bonus: the apartment comes with its own private parking space in the parking garage! Living in the city center without parking hassles—what more could you ask for?

The complex is located in the popular Haarlemmerhoutkwartier district, with the Haarlemmerhout city forest right next door. From the apartment, you can walk to Haarlem's city center in just five minutes, where you'll find everything the city has to offer.

The apartment is built to last; it features underfloor heating and cooling based on geothermal energy storage (WKO) and thermal energy from surface water (TEO). It also has HR++ glass and insulated facades from the outset. There are also solar panels on the roof of the complex, the proceeds of which are used to power the building's common areas (homeowners' association).

The Haarlemmerhout, the oldest green national monument in the Netherlands, and the Spaarne river are literally around the corner, making it easy to walk out the door for a lovely walk. The dunes and beach of Zandvoort are also a short distance away.

By car, you can reach the A9 highway towards Amsterdam, Utrecht, or Alkmaar in just five minutes. Schiphol Airport, Amsterdam, and the coast are easily accessible by both car and public transport.

The layout of the apartment is as follows:

Entrance with video intercom and mailboxes. The communal entrance hall contains the staircase and elevator.

Access to the apartment is on the second floor of the complex. Here, you'll find a hallway leading to the spacious and wonderfully bright living room (approx. 33 m²). Three sets of French doors with a French balcony overlooking the Spaarne River (just 50 meters from the house) allow abundant natural daylight to enter.

The walls are sleekly finished, and the floor is parquet with underfloor heating and cooling. The kitchen, with a wall-mounted unit, is equipped with a fridge/freezer, combination oven, 4-burner induction cooktop with recirculating hood, a sink, and a dishwasher.

The bedroom is also accessible from the hallway. Inside, you'll find the approximately 3.5 m² bathroom. This is fully tiled and equipped with a walk-in shower, sink, and heated towel rail. The bedroom itself measures approximately 14 m² and also features beautiful oak parquet flooring with underfloor heating and cooling. The bedroom also has French doors opening onto a French balcony.

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Description - continued

Finally, in the hall, we find a toilet room equipped with a wall-hung toilet and a small sink. Adjacent to this is a practical storage room with connections for the washing machine and dryer, the mechanical ventilation system, and the heating and cooling system.

In the basement of the adjacent building, we have a storage room (approx. 3.5 m²) for storing bicycles and other items, as well as a private parking space; ideal! The house is highly sustainable, has an energy label A, and offers low monthly energy costs.

This is the opportunity to live in a unique location, offering a perfect combination of tranquility, nature, and city life.

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General

built in 2009 * living area approx. 59 m2 * 1 spacious bedroom * private indoor storage room and private parking space in the adjacent parking garage * underfloor heating and floor cooling * energy label A, valid until June 2035 * service costs amount to a total of approx. € 233 per month, including advance water (€ 129.71 for the house, € 47.08 for the parking space and storage room and € 55.97 general costs, including management and outdoor space) * delivery in consultation

Characteristics

Asking price	: € 425.000,- k.k.
Type of home	: Apartment, incl. parkingplace
Living area	: Approx. 59 m2
Year of construction	: 2009
Number of rooms	: 2, of which 1 bedroom
Heating system	: Geothermal energy storage (WKO)
Insolation	: Fully insulated
Energielabel	: A, valid until 2035

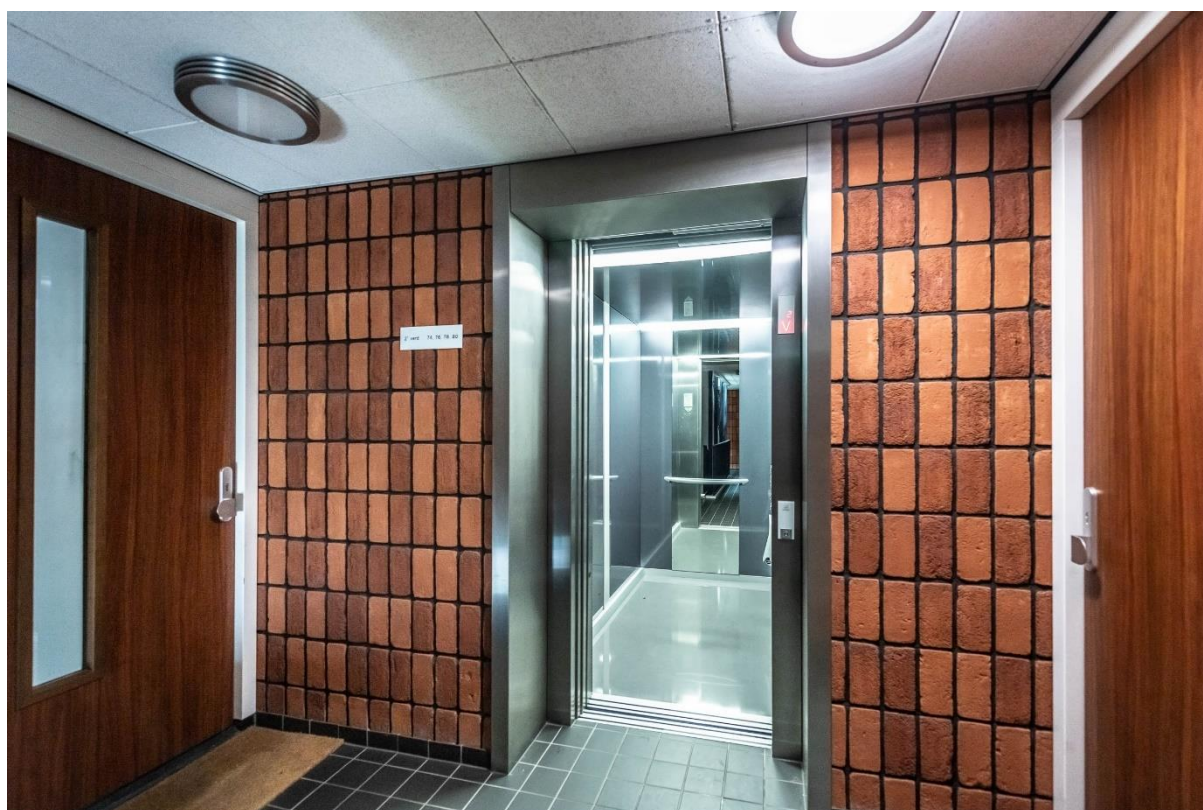
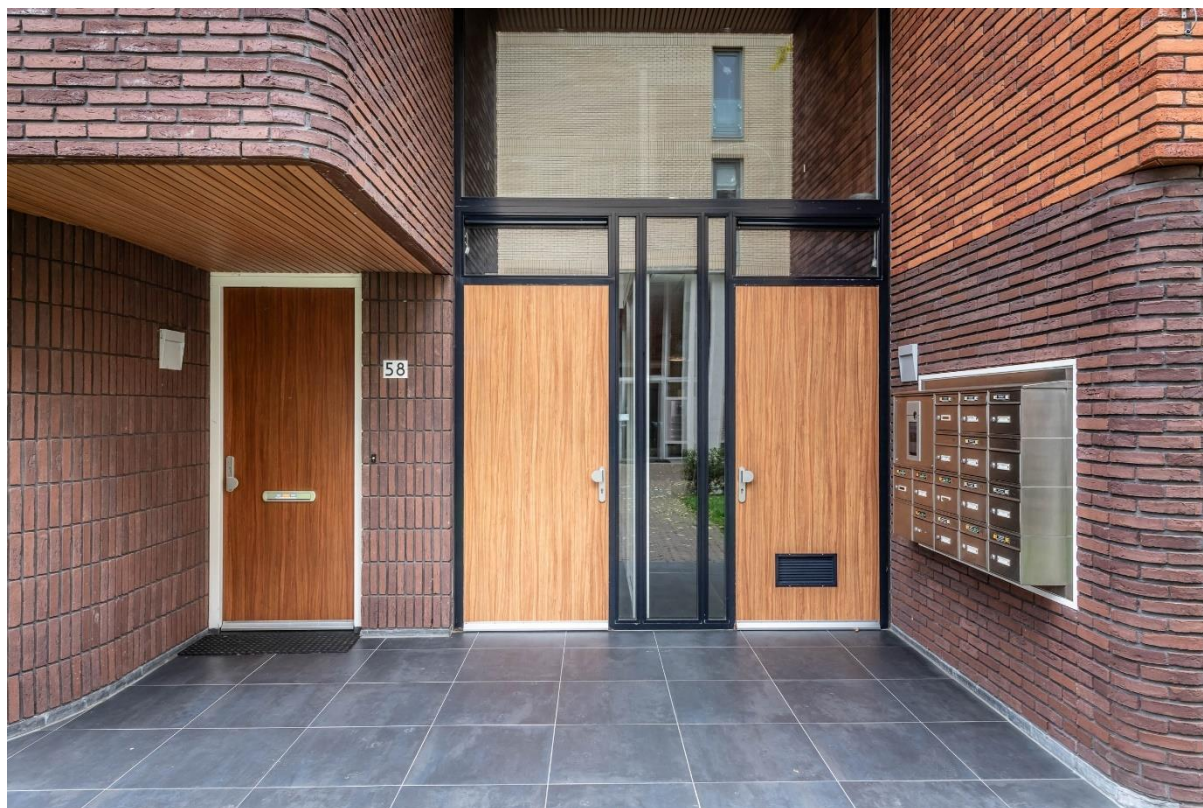
Home website

More information about this property can be found at
<https://www.bellevuelaan76.nl/>

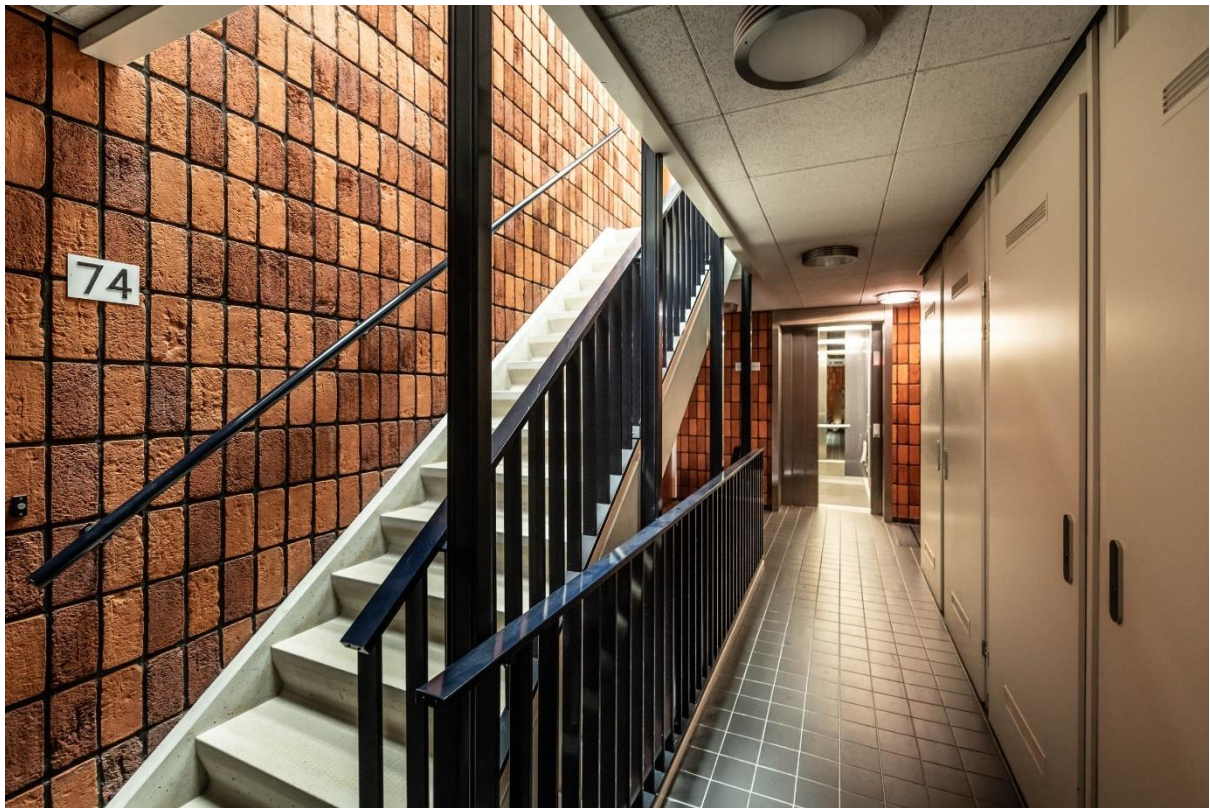
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Pictures



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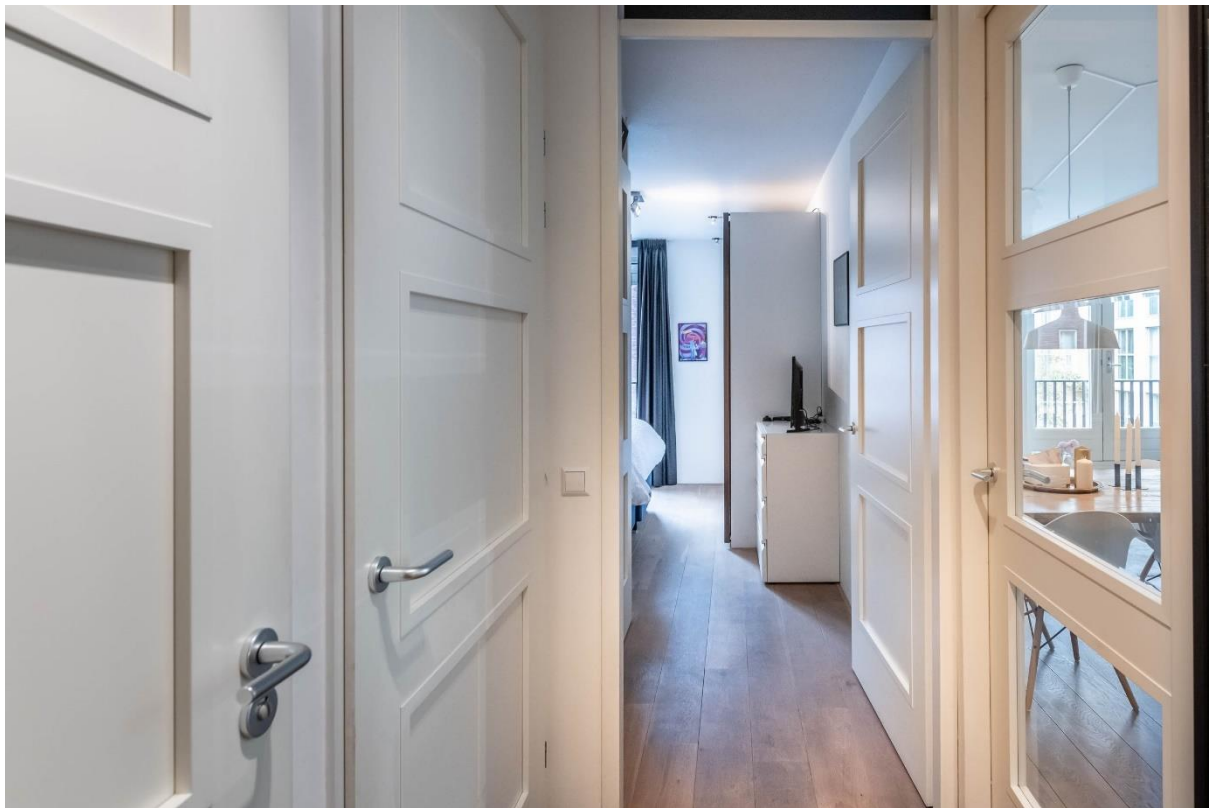
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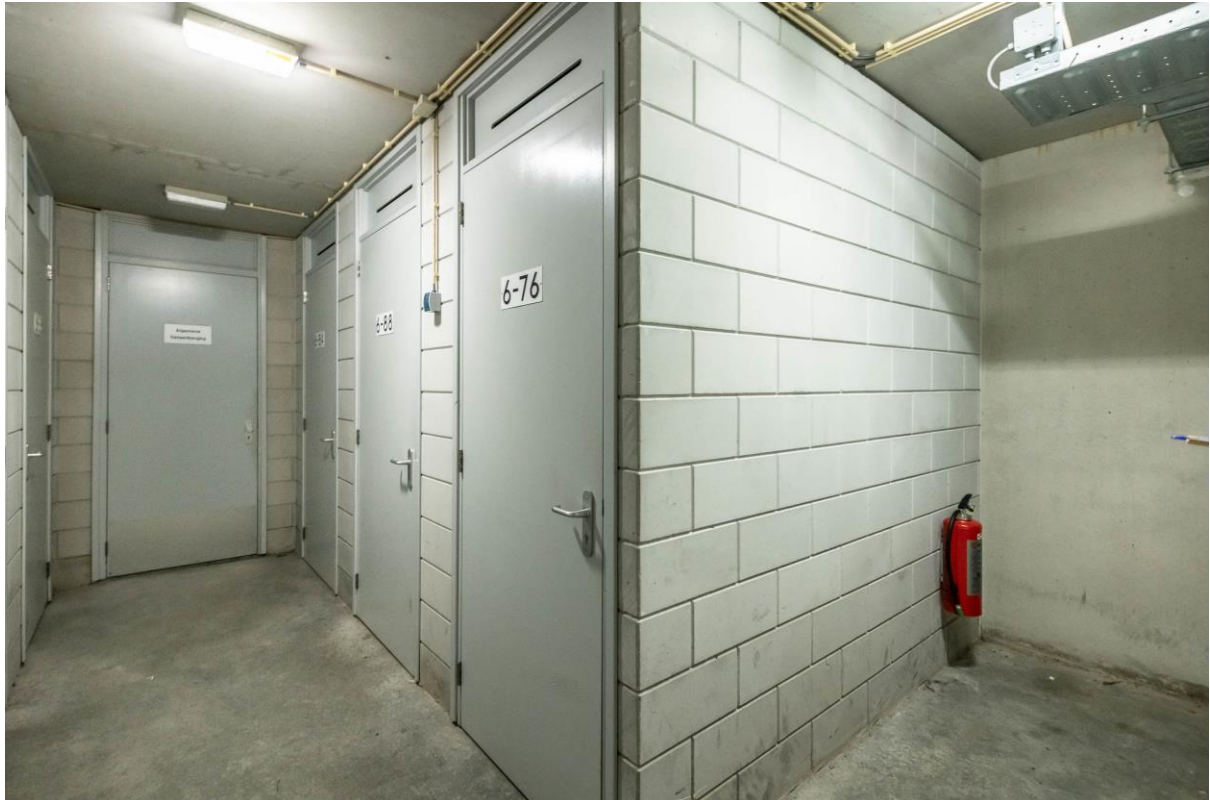
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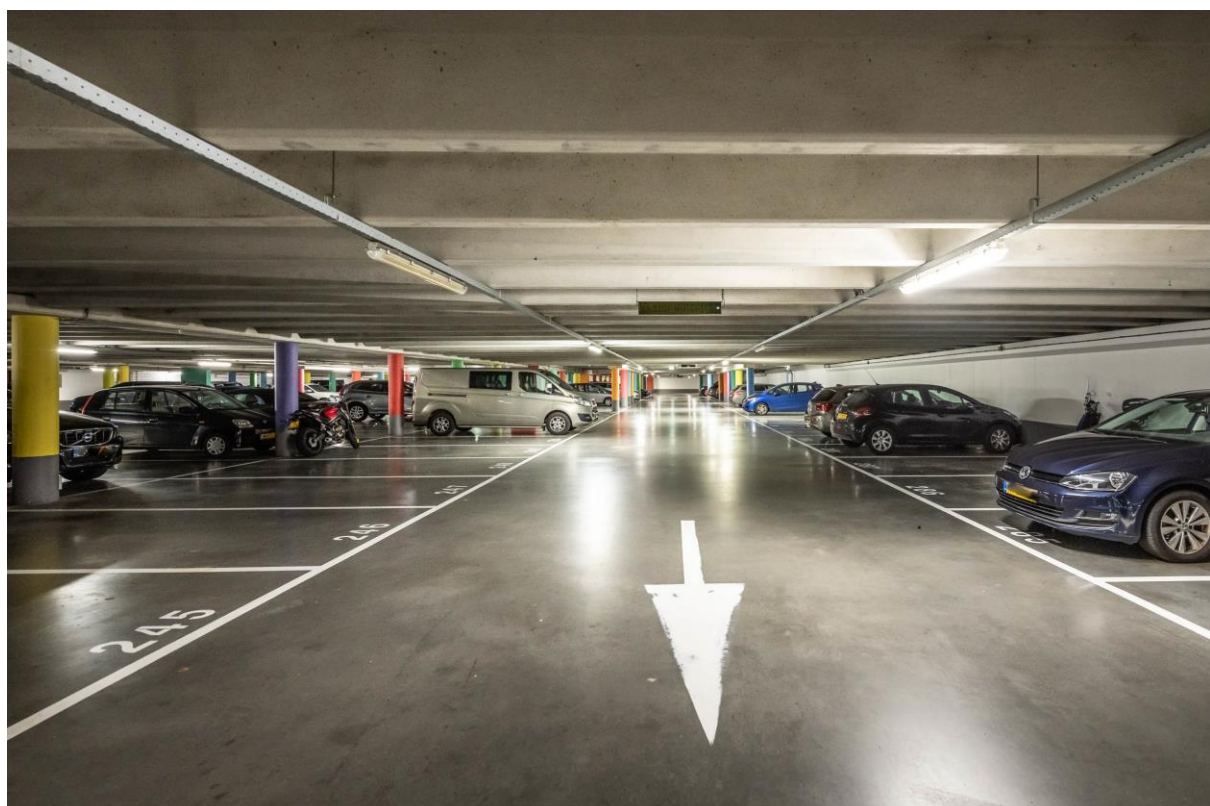
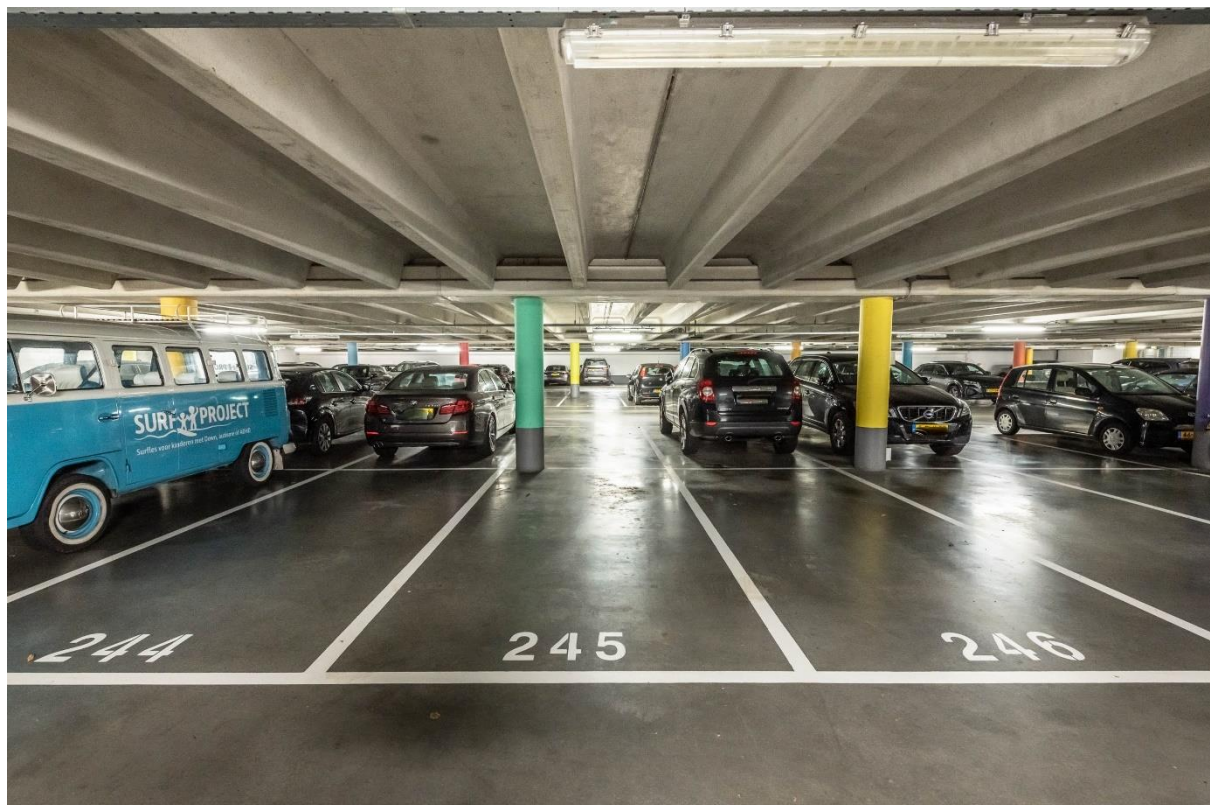
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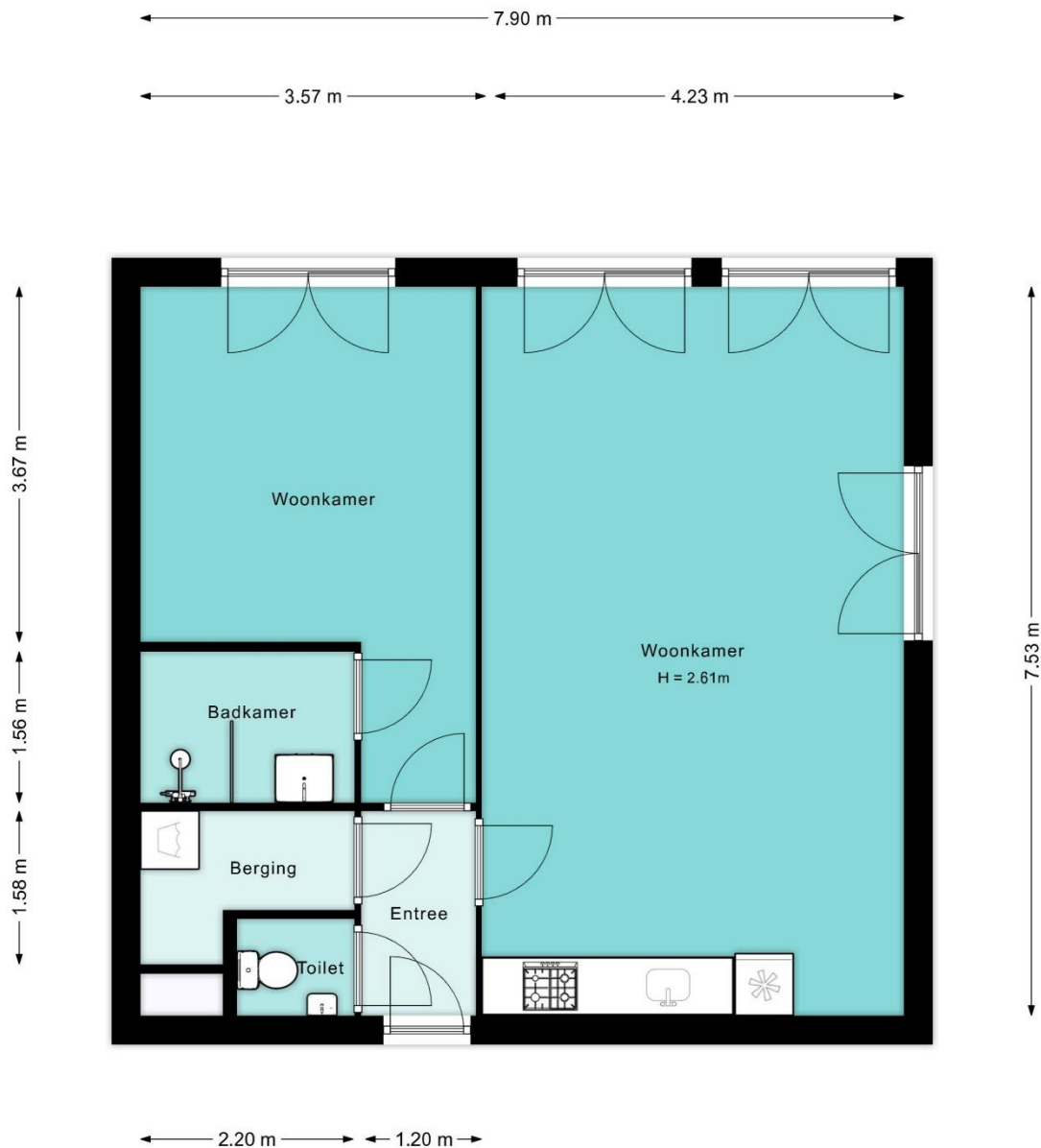


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Floor plan - second floor



Interested?

Feel free to contact us for more information or to schedule a viewing.

You can call us at +31 23-5571999 or email us at info@staatshuysen.nl. We're happy to assist you!

Opening Hours

Monday - Thursday: 9:00 - 17:30

Friday: 9:00 - 17:00

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