

Amsterdam

Linnaeusparkweg 52 A 3

CODE DU BIEN: NL25185590



PRIX D'ACHAT: 850.000 EUR • SURFACE HABITABLE: ca. 122 m² • PIÈCES: 6 • SUPERFICIE DU TERRAIN: 405 m²

CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

- **En un coup d'œil**
- **La propriété**
- **Informations énergétiques**
- **Une première impression**
- **Détails des commodités**
- **Tout sur l'emplacement**
- **Plus d'informations**
- **Contact**

CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

En un coup d'œil

CODE DU BIEN	NL25185590	Prix d'achat	850.000 EUR
Surface habitable	ca. 122 m²	Type	Appartement
Pièces	6		
Chambres à coucher	5		
Salles de bains	1		
Année de construction	1940		

CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

Informations énergétiques

Informations
énergétiques

Lors de la création du
document, son
diagnostic de
performance
énergétique n'était pas
encore disponible.

Classement
énergétique

G

CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



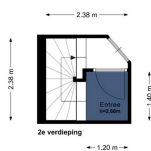
CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



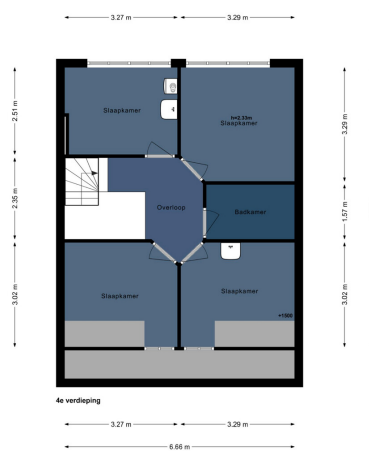
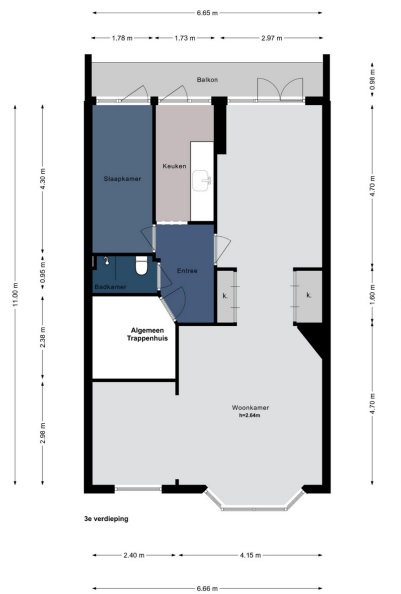
CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



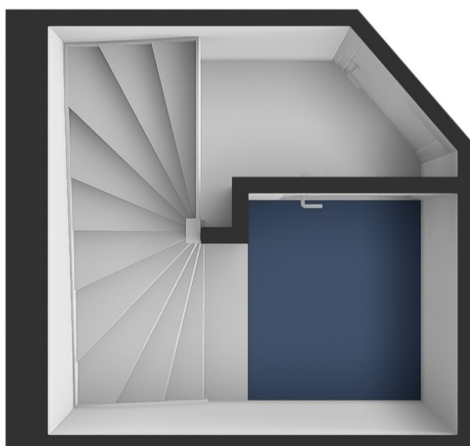
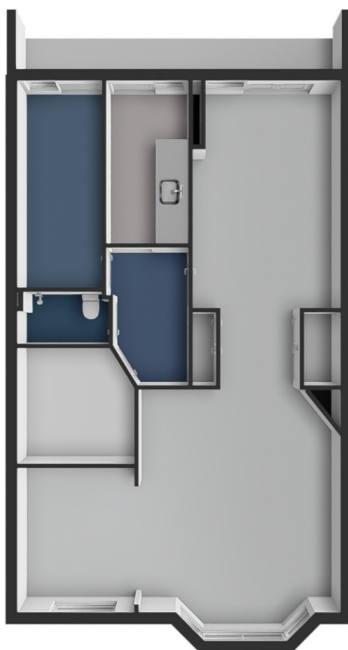
CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



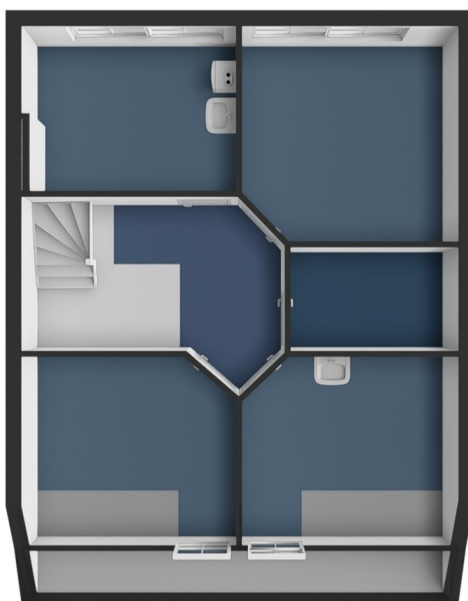
CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

La propriété



CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

Une première impression

**SPACIOUS DOUBLE UPPER HOUSE ON ONE OF THE MOST BEAUTIFUL STREETS
IN WATERGRAAFSMEER!
LOCATED ON FREEHOLD LAND!**

Looking for an apartment that you can completely renovate to your own taste? Then this double upper house on Linnaeusparkweg is exactly what you are looking for! With approx. 122 m² of living space, divided over two floors, this apartment offers plenty of possibilities. The apartment is delivered with the required building permits.

CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

Détails des commodités

LAYOUT

You reach the apartment via the communal staircase. The front door is located on the second floor. Through the hallway, all rooms on this floor are accessible.

The spacious living room extends from front to back and receives plenty of natural light thanks to the windows on both sides. Through the French doors at the rear, you reach the large balcony of approximately 7 m², where you can enjoy the sun!

At the rear, you will also find the kitchen and a bedroom. The bathroom is located in the middle of the apartment.

Via the internal staircase, you reach the fourth floor. This floor has 4 bedrooms and a storage room.

A permit has already been applied for with the Municipality of Amsterdam to realize a roof terrace on the flat roof.

CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

Tout sur l'emplacement

LOCATION

Welcome to Linnaeusparkweg 52 A 3, an impressive apartment of 122 m² in a characteristic building from 1940, right in the heart of Amsterdam-East.

Watergraafsmeer offers a unique and attractive combination of everything the city has to offer in a pleasant, almost village-like atmosphere.

In the neighborhood there are several options for daily groceries such as Albert Heijn, Vomar, Dirk van den Broek, and of course the Dappermarkt. In addition, there are many nice restaurants and local cafés nearby such as Bar Restaurant 1900, Restaurant Merkelbach, and Lunchroom Lastig.

For entertainment, you can reach the Beukenplein with its many trendy hospitality spots within 10 minutes by bike.

There are plenty of opportunities for walking or exercising along the picturesque green Ringdijk, Park Frankendael, and the Oosterpark.

Watergraafsmeer is popular among (young) families because it is very child-friendly.

The best schools and childcare facilities can also be found directly nearby.

Commuting by car is easy; you can reach the A-10 ring road within a few minutes.

Parking is by means of a parking permit.

CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

Plus d'informations

PARTICULARITIES

- Living area approx. 122 m² (NEN2580 certificate available);
- Balcony of approx. 7 m²;
- Year of construction 1940;
- FREEHOLD LAND;
- Fantastic location in Watergraafsmeer;
- Original details (such as stained-glass windows);
- Seller has applied for a permit to create a roof terrace;
- Small-scale and active HOA, consisting of 4 members;
- Monthly service costs amount to €244.70;
- Old-age clause and non-occupancy clause applicable;
- Project notary: Buma Algera;
- Delivery in consultation, can be quick.

This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her.

The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

CODE DU BIEN: NL25185590 - 1098 ED Amsterdam

Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

De Lairesestraat 51, 1071 NT Amsterdam

Tel.: +31 20 215 99 88

E-Mail: info@von-poll.nl

Vers la clause de non-responsabilité de von Poll Immobilien GmbH

www.von-poll.com