



Baerz & Co
LUXURY HOMES
INTERNATIONAL

ALKMAAR

Nassaulaan 1 - 1815 GG

Netherlands

€990,000 k.k.



LEYGRAAF



Leygraaf Makelaars

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1814 GC Alkmaar

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ALKMAAR

Nassaulaan - 1815 GG

ASKING PRICE

€990,000 k.k.

Status beschikbaar

Acceptance in overleg

CONSTRUCTION

Kind of house Herenhuis, halfvrijstaande woning

Building type bestaande bouw

Construction period 1919

Particulars monumentaal pand

SIZES AND LOCATION

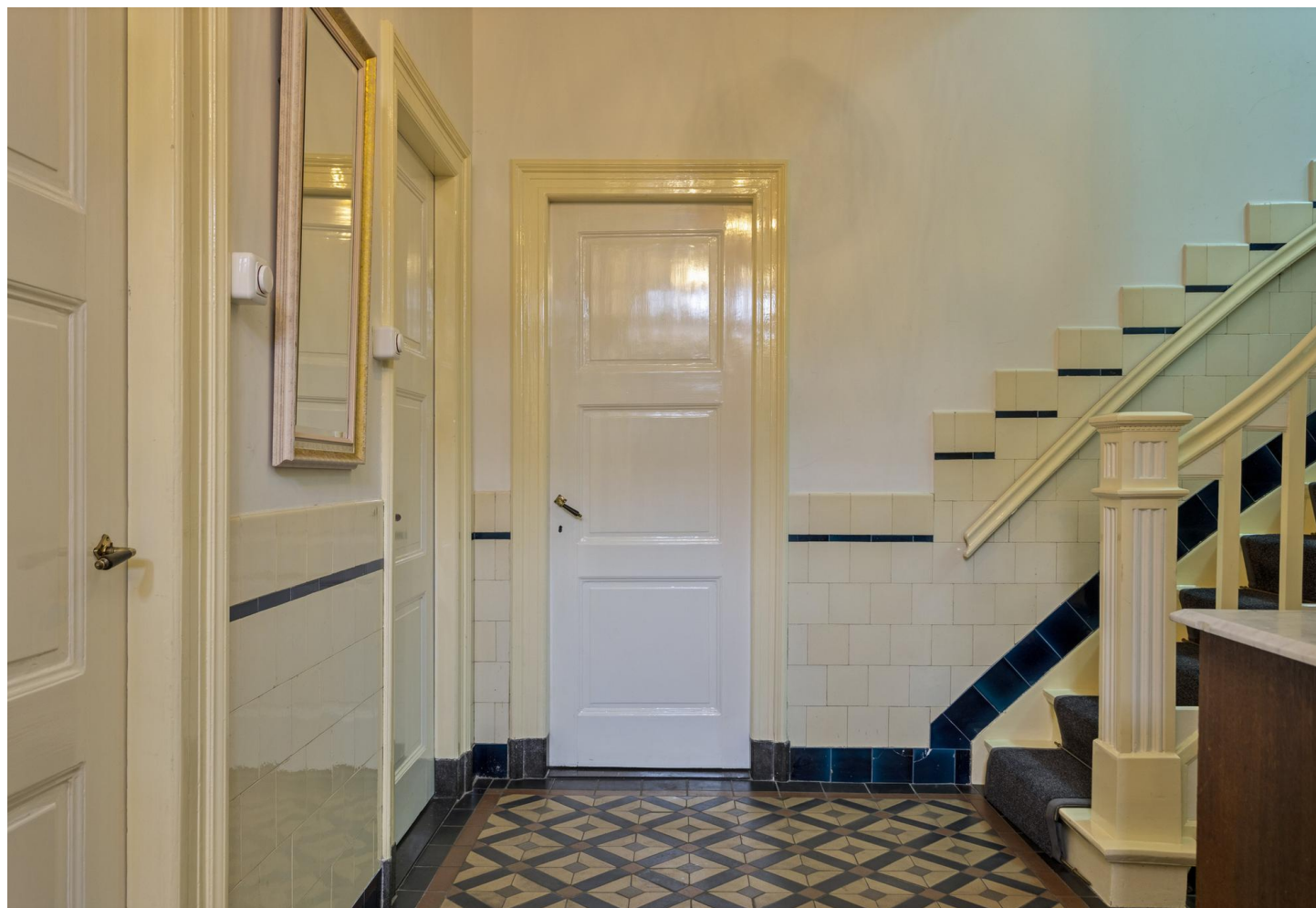
Living area 199 m²

Other indoor space 20 m²

Volume 895 m³

Plot size 180 m²

Location aan water, aan park, aan drukke weg, in centrum, vrij uitzicht, aan vaarwater



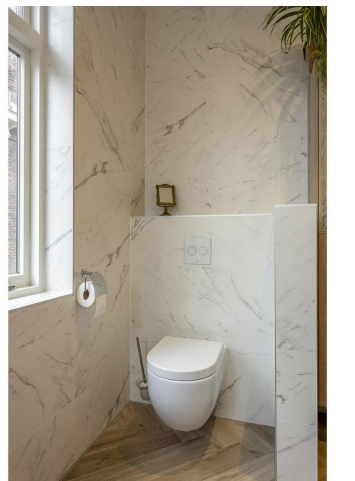
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LAYOUT

Rooms	9
BedRooms	4
BathRooms	1
Floors	4
Facilities	natuurlijke ventilatie

ENERGY

Class	C
Index	
End date	2029-10-17

MISCELLANEOUS

Insulation	dakisolatie, dubbel glas
Type of roof	samengesteld dak
Roof materials	pannen, bitumineuze dakbedekking
Inside maintenance	uitstekend
Outside maintenance	goed tot uitstekend

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C.H.

Heating	cv ketel
Construction year	2018
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel

SHED

Type	aangebouwd steen
Facilities	voorzien van elektra
Amount	3

GARAGE

Type	geen garage
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GARDEN

Gardens	voortuin,zijtuin
Total surface	96 m²
Main garden	zijtuin

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Location	noordwest
Dimensions	1200x800 (96)

PARKING

Facilities	openbaar parkeren, betaald parkeren, parkeervergunningen
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DESCRIPTION

Monumental on the outside but new on the inside!

This beautiful mansion on the Nassaulaan in Alkmaar was completely renovated in 2021 and finished in detail while retaining the characteristic elements. The house is located on the canal across which you can walk straight into the historic centre of Alkmaar by bridge. This pleasant location offers unobstructed views and you can enjoy the boats passing by in nice weather. The schiphol glass on the ground floor and first floor ensures peace and quiet inside, while outside is the liveliness of the city. The property boasts no less than 199 m² of living space and a capacity of 894 m³, with its 4 bedrooms (5 possible) this is the ideal home for the whole family.

As the house has recently been completely renovated, it is ready to move in. Everything has been thought of, truly one if not the best finished municipal monument in Alkmaar! The walls are freshly plastered and painted and you will have the luxury of a new kitchen and bathroom which are completely contemporary.

LAYOUT

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Entrance

With its stately appearance, the house is already an entrance in itself! You enter the house through the authentic hallway. In the hall you will immediately notice that all the unique elements of the house have been preserved, the tiled floor, the tile panelling, the banister and the beautiful stained-glass windows are very unique. The stair runner makes it look luxurious. Imagine being welcomed like this into your own home every day! At the back of the hall is the toilet with hanging toilet and washbasin with furniture. Furthermore, the hall provides access to the 13 m2 cellar, office space located next to the front door and the living room.

Living

The modern kitchen is finished in lava black with a sleek white composite worktop with a subtle light grey vein and gold details. The gold details can be seen in the chic wall tiles, hot water tap, sink and cabinetry. The kitchen is equipped with a Bora induction hob, microwave, steam oven, dishwasher and fridge-freezer and recessed spotlights. From the kitchen, you have access to the garden. The garden runs along the front and side of the house, is mostly tiled with greenery along the edge.

Through the wide passage you walk into the spacious living room. The living room is a pleasantly lighted space due to the large windows. The characteristic elements have also been retained here. You will feast your eyes on the eye-catchers such as the fireplace with built-in wood-burning stove, the mouldings in the ceiling, the chic herringbone floor with piping and the wide en suite passage to the dining room. The ceiling and chimney are finished to blend in beautifully.

The herringbone floor continues into the dining room as does the beautiful ceiling finish. A fireplace is also located here, adding even more atmosphere to this beautiful room. Next to the characteristic en suite doors are built-in cupboards with recessed spotlights. From the spacious windows, you have unobstructed views over the Singel.

Nassaulaan - 1815 GG

First floor

The unique staircase leads to the first floor where three spacious bedrooms and the bathroom are located. Two bedrooms have fitted wardrobes and the largest room has another attractive fireplace.

The luxurious bathroom is fully tiled with marble-look tiles and a herringbone tile and is equipped with bathroom furniture, washbasin with cabinet, designer mirror(s), hanging toilet, design radiator and spacious walk-in shower. In short, a lovely space to unwind.

Second floor

On the second floor, you will find a fourth bedroom, the spacious walk-in closet and a very large attic space. Of course, this attic space can also function for other purposes such as a hobby or workplace. The washing machine and dryer connections are also located here.

It is also possible to realise a 2nd bathroom on this floor.

From the spacious attic space, it is possible to reach the roof with a separate staircase. This roof can perfectly serve as a roof terrace.

Details

- Despite the fact that municipal monuments are exempt from the obligation to have an energy label, this house does have an energy label, namely energy label C;
- Beautifully finished down to the last detail;
- New on the inside, monumental on the outside;
- Use of Schiphol glass ensures tranquillity inside;
- Municipal monument;
- Preservation of unique, characteristic elements;
- Located within walking distance of the historic centre of Alkmaar;
- Located on waterways.

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REAL ESTATE AGENT:

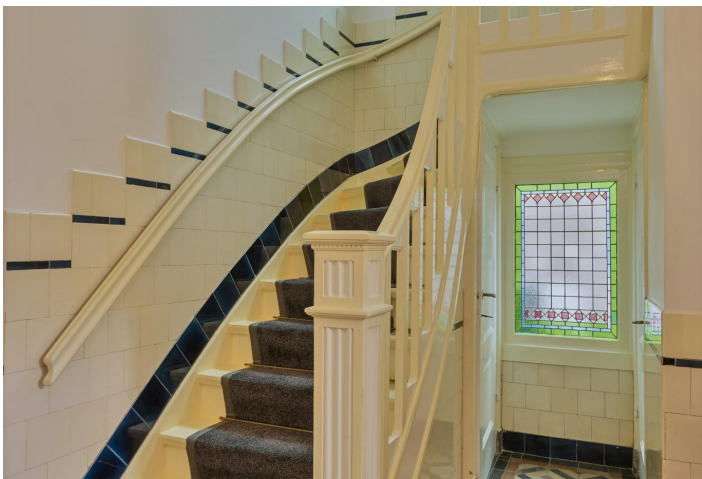
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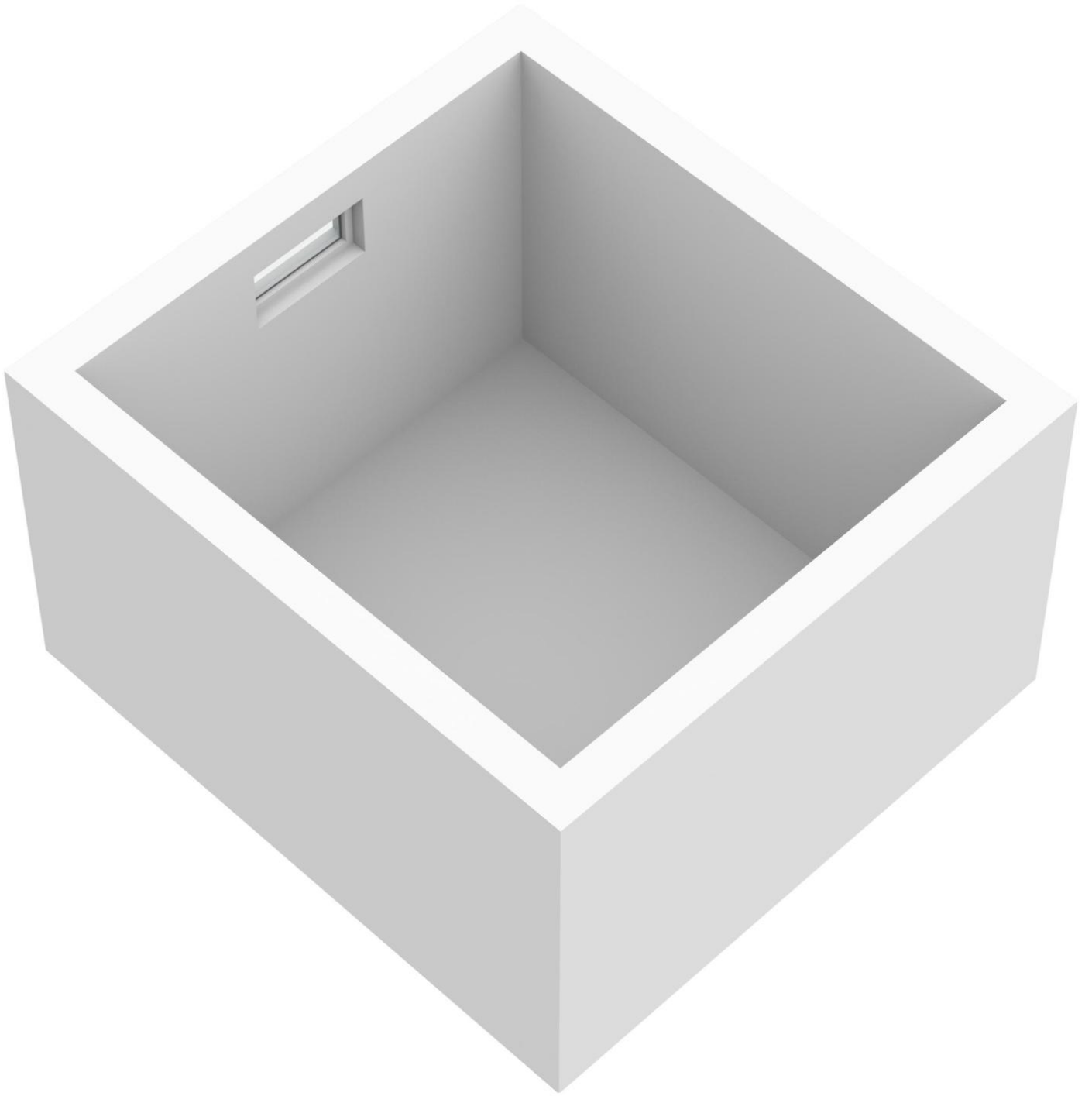


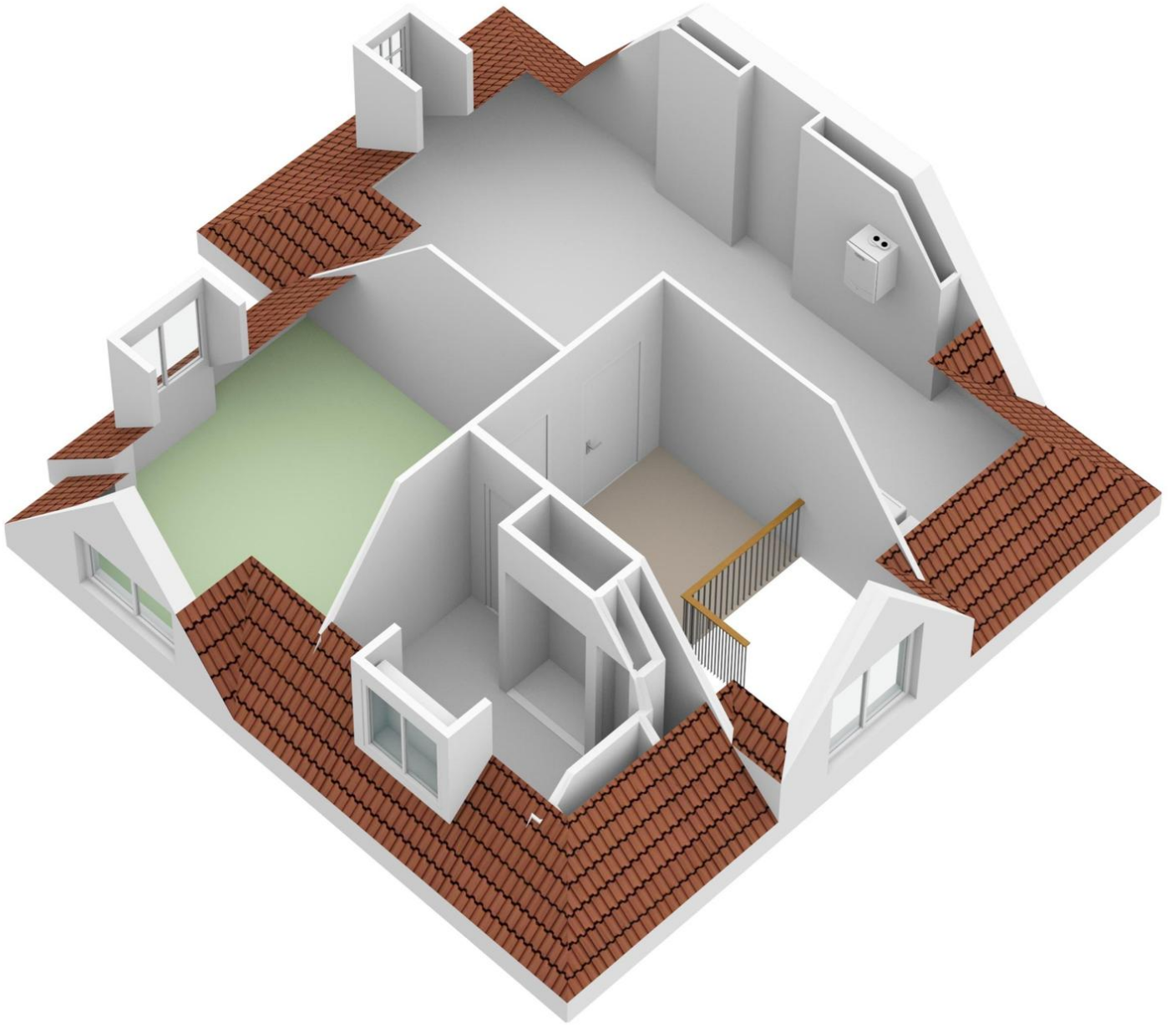


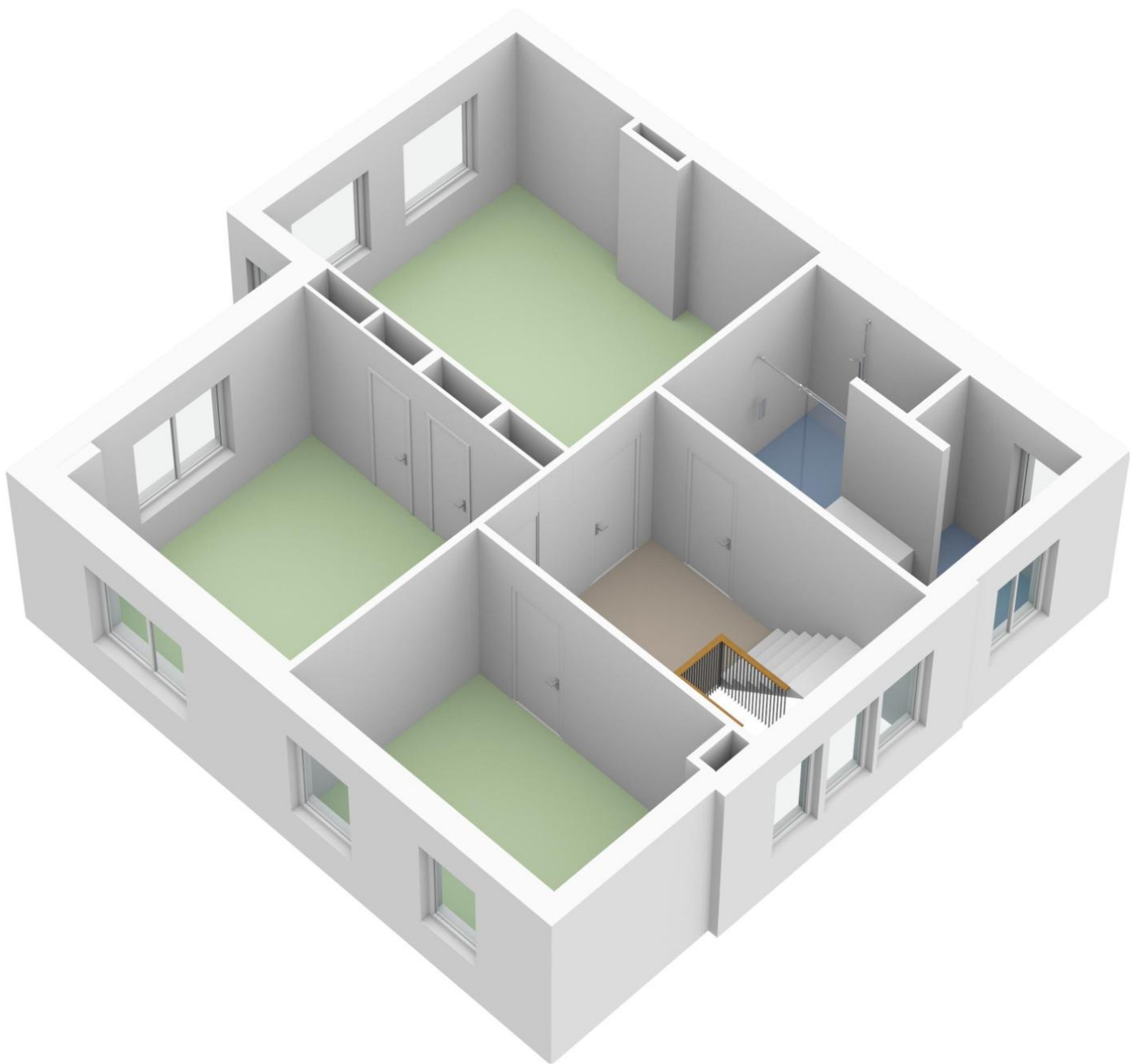










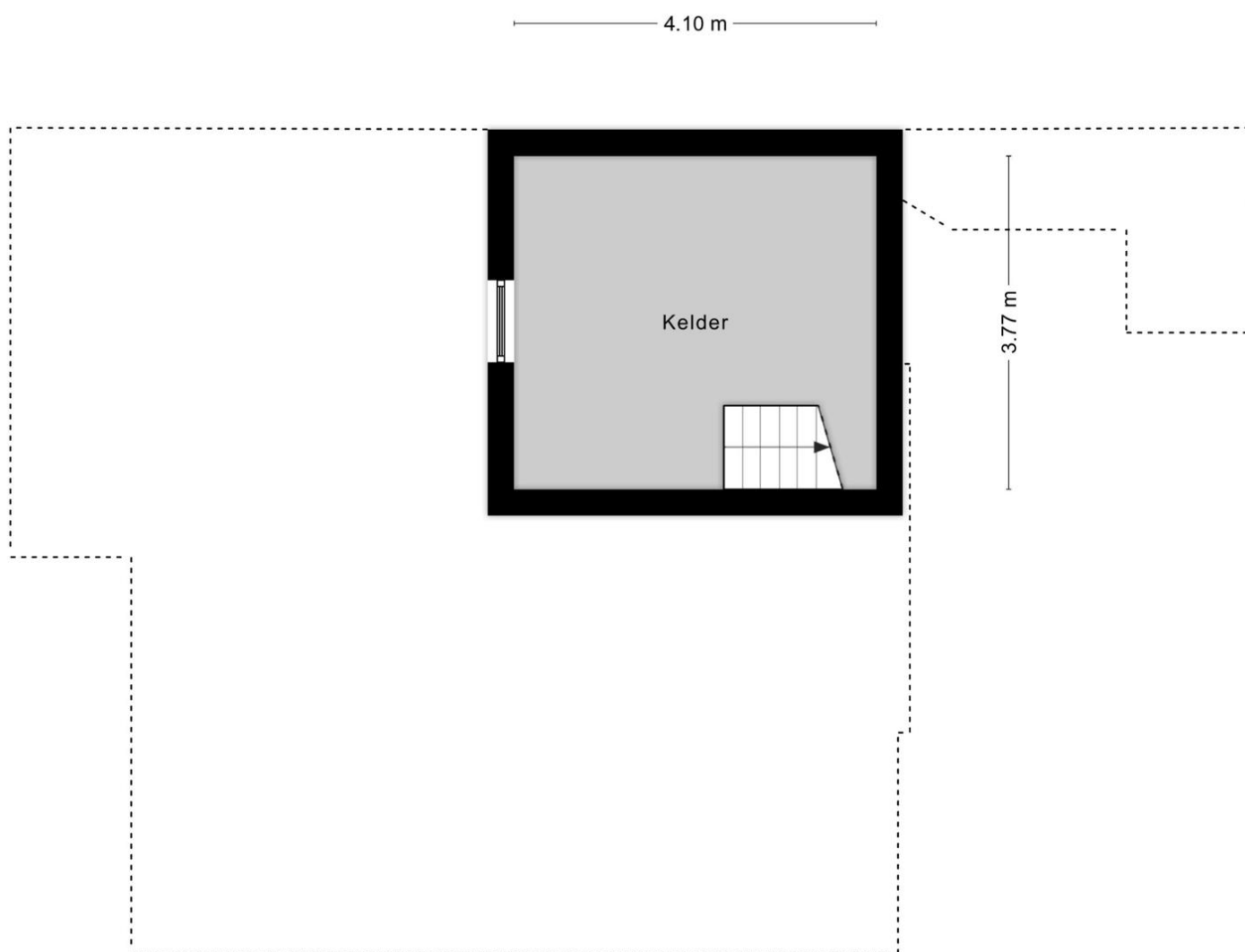




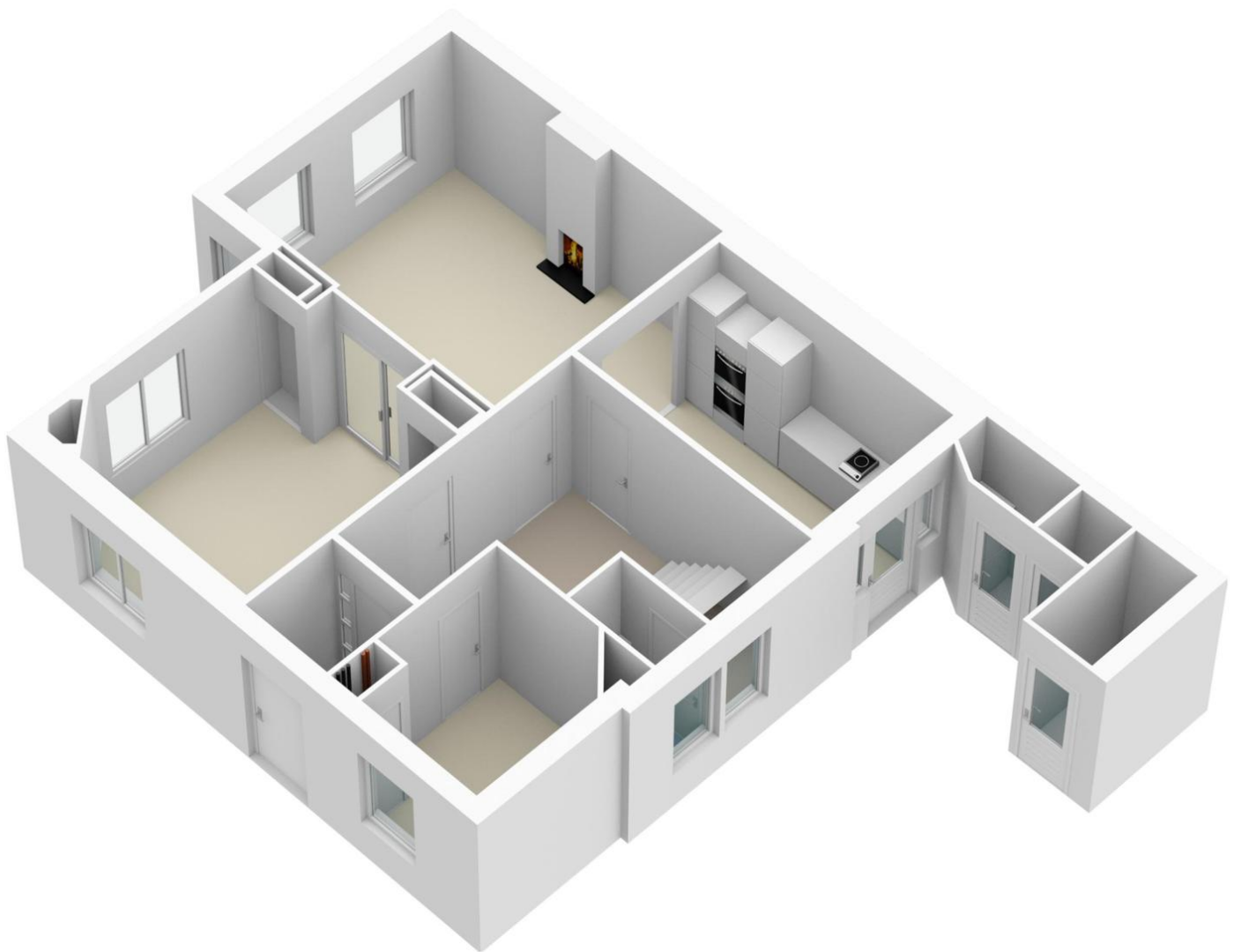
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