

Amsterdam

# Oudeschans 20 H

**CODICE OGGETTO: NL24185465**



**PREZZO D'ACQUISTO: 1.150.000 EUR • SUPERFICIE NETTA: ca. 116 m<sup>2</sup>**

**CODICE OGGETTO: NL24185465 - 1011 LA Amsterdam**

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## A colpo d'occhio

CODICE OGGETTO	NL24185465
Superficie netta	ca. 116 m <sup>2</sup>
DISPONIBILE DAL	Previo accordo
Camere da letto	4
Bagni	2
Anno di costruzione	1831

Prezzo d'acquisto	1.150.000 EUR
Appartamento	Appartamento
Superficie lorda	ca. 0 m <sup>2</sup>

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## La proprietà



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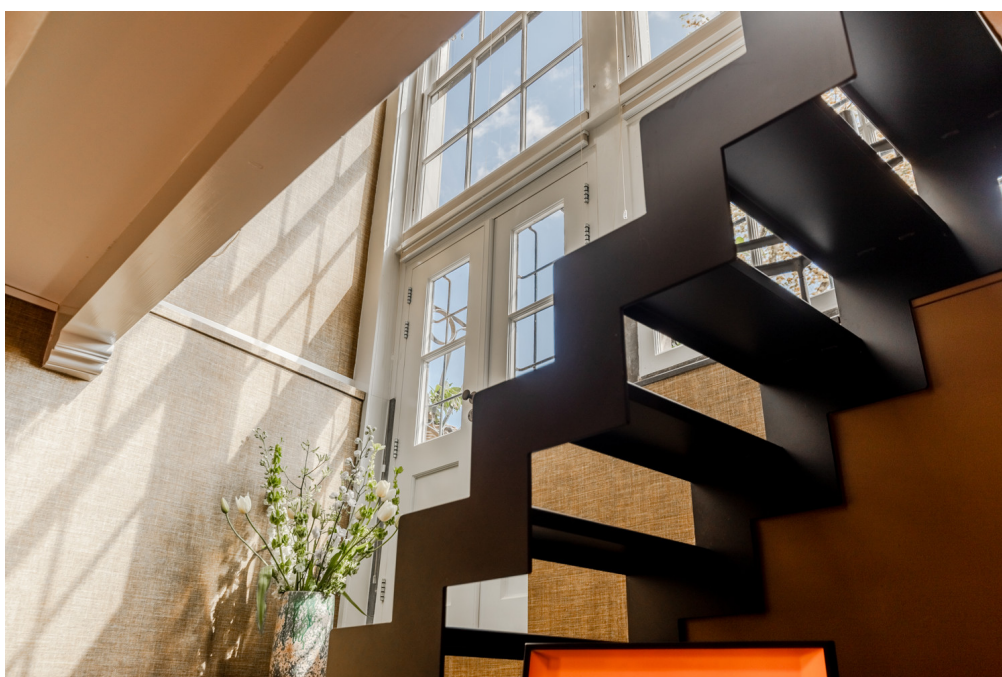
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## Una prima impressione

Sublimely renovated ground floor apartment with 2 bedrooms, 2 bathrooms and a nice patio in a listed building with a new foundation. The unique and perfectly maintained property of 116 m2 is located at the foot of the Montelbaanstoren in one of the most beautiful locations in the (old) center of Amsterdam.



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## Dettagli dei servizi

You enter the house on the first floor via your own front door in the souterrain or via the communal entrance. A number of special features are immediately noticeable: the high beamed ceiling, the loft with steel stairs leading down, the light, the fireplace and the perfect and attractive finish. During the day you can enjoy the water, boats and passers-by in front of the house

The first floor consists of two levels, which creates a logical division between living and dining. You can enjoy the beautiful view over the Oudeschans and the water from the large renovated windows (equipped with monumental glass). Two steps higher you can dine with a view of the patio, where a handy storage/wardrobe space has been created. The kitchen is located in the passage between the original front and rear house and is of course equipped with the necessary (Miele) built-in appliances.

In the back house, the apartment has a good-sized bedroom and a bathroom with toilet. The basement with good headroom is accessible via the steel design stairs at the front of the building. First of all, there is an intimate and warm second living space that can also serve as an office. Connections for a pantry are available.

The rear bedroom with walk-in closet can be closed off with sliding doors, which slide into the walls. Together with the blackout curtains, the bedroom can be closed off perfectly. In the rear of the ground floor there is a fully equipped laundry room with a custom-made built-in wardrobe and a very luxurious bathroom. This beautiful space exudes the atmosphere of a 5-star hotel and is equipped with a free-standing bath tub, walk-in shower, double sink with storage furniture, two towel radiators and a toilet.

The building and the ground floor have been thoroughly renovated from 2020 onwards. The building has a new foundation and the facade is made of monumental insulating glass: of course everything with a Municipal permit. The entire ground floor was rebuilt, including the loft with the steel stairs.

The Owners' Association consists of 4 members and is very active. The property is in an excellent state of maintenance, the entire building was painted last year. The monthly service costs are €500. Naturally, the building is located on freehold land.

In short: a thoroughly renovated and very tastefully finished double ground floor house in a beautiful location in Amsterdam. We would like to invite you to view this beautiful apartment!

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## Tutto sulla posizione

Oudeschans is one of the oldest and widest 'canals' in Amsterdam and connects the (Binnen) IJ river with Zwanenburgwal and the Amstel river. A fantastic, relatively quiet and authentic part of Amsterdam! Of course, all conceivable facilities are within easy reach; There are supermarkets, shops, delicatessens, schools and numerous catering establishments within walking or short cycling distance. Museums such as Nemo, the Maritime Museum or the Rembrandt House can be reached within 5 minutes or enjoy the Hortus Botanicus or Artis Zoo. Don't want to walk or cycle everywhere? By car you can easily leave the city via the IJ tunnel towards the A10 North or via the Piet Hein Tunnel in East. Public Transport could hardly be better. Central Station is a 10-minute walk away or take the tram and/or metro at Waterlooplein and reach all corners of the city, such as Schiphol Airport, in no time.

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## Ulteriori informazioni

- ground floor apartment of 116 m2 (NEN2580 certificate available) - FREEHOLD - year of construction 1831 - 2 living rooms - 2 bedrooms - 2 bathrooms - patio - kitchen with built-in appliances - plenty of storage space (wardrobe/storage room and laundry room) - fireplace in the living room - walk-in closet - new foundation (2020) - small homeowners' association, 4 members, the building is perfectly maintained - monthly service costs €500 - listed building (national monument) - nationally protected cityscape - part of UNESCO World Heritage - delivery in consultation 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.

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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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De Lairesestraat 51 Amsterdam  
E-Mail: [info@von-poll.nl](mailto:info@von-poll.nl)

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