

Hoogstraat 5654 NC Eindhoven

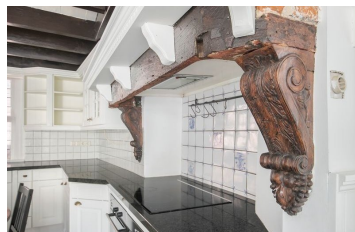
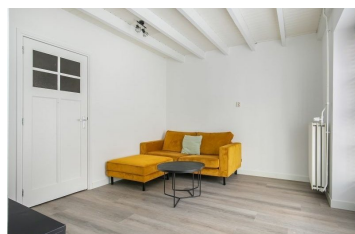
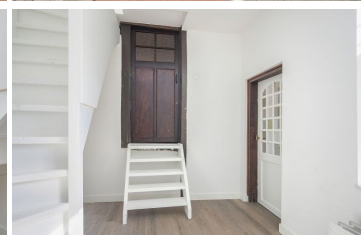
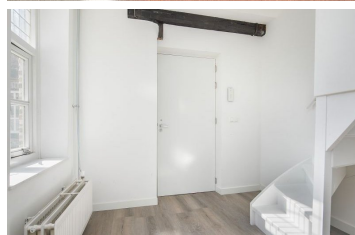
Price € 295.000,-

Kenmerken

Price:	€ 295.000,-
Number of rooms:	3
Number of bedrooms:	2
Year of construction:	1770
Deposit:	€ 29.500,-
Available from:	26-09-2023
Surface:	91 m ²
Location:	Residential area
Type:	Maisonette
Energy label:	 C
Gas, water & light:	Exclusive

Extra's

- ✓ Garden
- ✓ Parking
- ✓ Storage
- ✓ Furnishing
- ✗ Balcony
- ✗ Garage
- ✗ Immediately available
- ✗ Lift



Hoogstraat 351A, Eindhoven

Step inside this beautiful municipal monument at Hoogstraat 351 and be surprised by the unique charm and history of this former mayor's home. This farmhouse from 1770 was completely renovated in 2019, with great care and attention preserving the authentic elements. The result is a modern home with a touch of history, where you will immediately feel at home. With two bedrooms, an attractive kitchen and bathroom, this house is ideal for those looking for comfort and character.

The house is located in an ideal location, with several supermarkets, shops and catering establishments, all within walking distance. The pleasant city center of Eindhoven can also be reached quickly and easily, for example by bicycle. In short, unique living in a prime location!

Layout

Ground floor

Upon entering you enter a spacious hall with access to the first floor, the upstairs room, furnished as a bedroom and spacious living kitchen. From the kitchen you enter the living room and then the modern bathroom. The bathroom has a shower, a toilet and a sink with furniture. The connections for the washing machine and dryer are also located here

The kitchen is a mix of modern comfort and authentic details. The white kitchen cabinets and worktop provide a contemporary look. The kitchen is equipped with an induction hob, built-in appliances and built-in refrigerator. Thanks to the space in the kitchen, there is room for a dining table, making it the ideal place for cozy cooking and dining.

Upstairs room (bedroom 1)

Here is bedroom 1. This bedroom can be furnished entirely according to your own wishes.

First floor

On the first floor there is a bedroom and a spacious attic that can be used as a workplace and additional storage space. The central heating setup is also located here

Outdoor space

The house has a general communal, open backyard that is a unique addition to this house. With several terraces and a lawn, this is the perfect place to enjoy the outdoors. There is also a storage room where bicycles can be stored, for example.

Particularities

- A monthly amount of 16.25 euros must be paid to the VVE for Ziggo internet and TV. This is not yet included in the 100.75 euro service costs
- A monthly advance of 175 euros must be paid to the VVE for gas, water and electricity. This is not yet included in the 100.75 euro service costs. The apartment has its own intermediate meters
- Municipal monument
- All necessary facilities nearby
- Farmhouse from 1770, former mayor's residence
- Completely renovated in 2019 while retaining authentic elements
- Two bedrooms

- Spacious communal backyard

As security for the fulfillment of the obligations, the buyer must, within 6 weeks after the conclusion of the purchase agreement, provide a written bank guarantee or deposit a deposit of 10% of the purchase price. The seller always relies on the written requirement when selling his home. The amount for a financing reservation that can be included in the purchase agreement is also not higher than the asking price of the home.

The Measurement Instruction is based on NEN2580. The Measuring Instruction is intended to apply a more unambiguous method of measuring to provide an indication of the usable surface. The Measurement Instruction does not completely exclude differences in measurement results, for example due to differences in interpretation, rounding off or limitations in carrying out the measurement.

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An oral agreement between a private seller and a private buyer is not legally valid. In other words: there is no purchase. There is only a legally valid purchase if a private seller and a private buyer have signed a purchase agreement. This arises from Article 7:2 of the Dutch Civil Code. A confirmation of the oral agreement by e-mail or a sent draft of the purchase agreement is not considered e