



**Witte de Withstraat 38**  
**2518 CV Den Haag**

**€ 387.000 k.k.**

<b>Price</b>	€ 387.000 k.k.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Bottom floor</b>	1
<b>Build type</b>	Existing
<b>Year of construction</b>	1900
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In town center
<b>Particulars</b>	Protected town view, elderly accessible, special needs accessible
<b>Living surface</b>	75m <sup>2</sup>
<b>Other surface</b>	1m <sup>2</sup>
<b>Volume</b>	298m <sup>3</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Cable tv
<b>Energy label</b>	C
<b>Isolation</b>	Wall insulation, insulated glazing
<b>Hot water</b>	Central heating
<b>Heating</b>	Central heating
<b>Furnace</b>	Remeha avanta 2015 (2012, combined furnace, owned)
<b>Garden</b>	Backyard
<b>Backyard</b>	South, 25m <sup>2</sup> , 685×370cm

does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Witte de Withstraat 38 in The Hague - Zeeheldenkwartier

NOTE: This property is currently being rented out under the conditions of the Vacancy Act (Leegstandwet). For more information about this law, please send us an e-mail.

TRULY BEAUTIFULLY RENOVATED AND EXCELLENTLY REDIVATED UNIQUE 3-ROOM GROUND FLOOR HOUSE WITH 2 BEDROOMS, SUNNY GARDEN. Very popular location with a total of approx. 75 m<sup>2</sup> living space divided over a spacious living room with a luxurious open kitchen with first-class brand equipment, a modern bathroom with sustainable materials. This stylish ground floor apartment has a sunny backyard on the Southeast.

The whole was completely internally renovated in 2015 using excellent materials, well-chosen colours, insulated facades and fully equipped with double glazing, creating a very quiet and comfortable building. The location of this project is excellent with a short distance from the shops of the Piet Heinstraat and the Center of The Hague.

Layout:

Private entrance on the ground floor, vestibule, hall, beautiful living/dining room with good light thanks to large windows. The living/dining room has a beautiful oak parquet floor. All walls and ceilings are plastered smoothly. Luxurious open kitchen with granite counter top with built-in appliances. From living/dining room access hallway to modern toilet with hand basin. Built-in cupboard with space for washing machine and dryer, adjacent cupboard with built-in HR boiler, built in 2015. From the hallway access to the two bedrooms and luxurious bathroom with towel radiator, spacious walk-in shower, washbasin furniture with mirror. Very spacious master bedroom with patio door to garden. 2nd bedroom with patio doors to garden. The garden is sheltered so that you can sit outside early in the spring and late autumn.

Additional information:

- NOTE: This property is currently being rented out under the conditions of the Vacancy Act (Leegstandwet). For more information about this law, please send us an e-mail.
- Top location within walking distance of shops on the Piet Heinstraat and the center of The Hague;
- Built in 1900, charming construction, but completely renovated in 2015 to a high standard, well maintained from that time;
- Fully equipped with fully double glass;
- Equipped with beautiful wooden floors. Completely barrier-free ground floor;
- Equipped with luxury kitchen and sanitary facilities;
- CV combi boiler Remeha Avanta 2015;
- 2 bedrooms;
- Active VvE € 34 per month;
- See floor plans for dimensions;
- Own ground;
- Energy label C;















