



Baerz & Co

LUXURY HOMES
INTERNATIONAL

MEMBER



PROPERTY BROCHURE



SNEEK

VLIESTROOM 33 - 8602 CX - NETHERLANDS

€600,000 k.k.

SNEEK

VLIESTROOM 33 - 8602 CX

ASKING PRICE	€600,000 k.k.
Status	beschikbaar
Acceptance	in overleg

CONSTRUCTION

Kind of house	Eengezinswoning, twee onder een kapwoning
Building type	bestaande bouw
Construction period	2002
Particulars	

SIZES AND LOCATION

Living area	150 m ²
Other indoor space	18 m ²
Volume	581 m ³
Plot size	362 m ²
Location	aan rustige weg, in woonwijk, beschutte ligging



VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1
8911 AD Leeuwarden

+31 582300623
info@villafriesland.nl



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VLIESTROOM 33 - 8602 CX

LAYOUT

Rooms	5
BedRooms	4
BathRooms	1
Floors	3
Facilities	mechanische ventilatie, tv kabel, schuifpui, dakraam, natuurlijke ventilatie

ENERGY

Class	A
Index	
End date	2032-08-12

MISCELLANEOUS

Insulation	volledig geïsoleerd, hr glas
Type of roof	zadeldak
Roof materials	pannen
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel
Boiler type	Intergas HRE a label
Construction year	2021
Fuel	gas
Ownership	eigendom

Combined boiler	1
Hot water	cv ketel

GARAGE

Type	aangebouwd steen
Facilities	elektra, water
Capacity	1
Dimensions	600x300 (18)
Amount	1

GARDEN

Gardens	achtertuin,voortuin
Total surface	362 m²
Main garden	achtertuin
Location	noordoost
Dimensions	1500x1200 (180)

PARKING

Facilities	openbaar parkeren, op eigen terrein
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DESCRIPTION

Hotel-Chic, Move-In Ready Family Home on a Spacious Plot!

This solidly built, modern semi-detached home is located on a quiet street in the popular, spaciouly designed De Loten neighborhood, north of Sneek. A fantastic, water-rich residential area with generous plots, beautiful tree-lined avenues, abundant greenery, and within walking distance of forests and meadows. Here, country living in the city truly applies. The home was fully modernized in 2023 with a hotel-chic style that is completely up-to-date and move-in ready!

Situated on a generous lot, this property features four bedrooms, including one with a walk-in closet, a brand-new bathroom, a new kitchen with a spacious utility room, and an integrated garage with a driveway for two cars. The practical, fully enclosed designer garden boasts several beautifully tiled lounge terraces and a play lawn.

All amenities and the city center of Sneek are within cycling distance. Thanks to quick access roads, Frisian cities such as Leeuwarden, Joure, Heerenveen, and Lemmer are reachable within 20 minutes, and Amsterdam is just over an hour away.

GROUND FLOOR

Through the front door, you enter the hallway with a meter cupboard, a modern ciré concrete-style toilet with a sink, and a door leading to the integrated garage.

The spacious living room features a wide window facing the street and sliding doors to the garden. The newly installed, seamless herringbone PVC flooring on the ground floor is heated via underfloor heating.

The open, luxurious black kitchen with a cooking and sink island has a composite countertop and various built-in appliances, including an induction cooktop with integrated extraction, a dishwasher, a combination microwave-oven, a coffee machine, and a large fridge-freezer.

The adjacent utility room is equipped with a floor-to-ceiling storage wall and a niche for laundry appliances. The sliding door directly connected to the kitchen provides access to the spacious garden terrace.

The integrated garage features an aluminum garage door with a walk-through door to the garden. Electricity is available here.

FIRST FLOOR

The stylish black staircase in the living room leads to a spacious landing. Here, you will find three generously sized, threshold-free bedrooms, all with the same oak-look herringbone PVC flooring. The luxurious bathroom, designed in ciré concrete style with black fixtures, includes a spacious walk-in shower with rain and handheld showerheads, a wood-look vanity unit, a black designer radiator, and a toilet. The bedrooms are heated via radiators.

ATTIC

A fixed staircase leads to the attic floor, where the spacious master bedroom has been created with an en-suite walk-in closet. This floor also features the modern herringbone PVC flooring.

GARAGE / GARDEN

The fully enclosed garden is beautifully landscaped, very spacious, and enjoys sunlight throughout the day. It features a play lawn and multiple sun and shade terraces, laid with large dark terrace tiles and modern black fencing. Sleek flower beds with blooming shrubs and ornamental grasses, combined with wooden decorative posts, give the garden a stylish look.

The front garden follows the same tasteful design, with sleek flower beds and wooden decorative posts. The large garage, with an integrated walk-through door and a garden door leading to the backyard, provides ample storage space.

SNEEK

Sneek, the heart of Friesland and the ultimate water sports city of the Netherlands, is located along the A7 and easily accessible from Amsterdam in just over an hour. Leeuwarden, Joure, and Heerenveen are all within a 20-minute drive.

Every year, Sneek hosts the largest sailing event in Europe on inland waters: the Sneekweek. However, Sneek, with its iconic Waterpoort, is much more than water sports and the Sneekweek. The city offers excellent amenities, NS train stations, a hospital, a theater, a cinema, top-rated (secondary) schools, and a vibrant scene filled with events, culture, unique hotspots, and charming boutiques.

SPECIAL FEATURES

- Low-maintenance home with energy label A
- Fully modernized in 2023 in a hotel-chic style
- Anthracite wooden window frames
- Integrated roof gutters
- Wide roof overhangs
- Concrete floors
- Spacious, fully enclosed garden
- Interior and exterior painted in 2023
- Amsterdam reachable in just over an hour

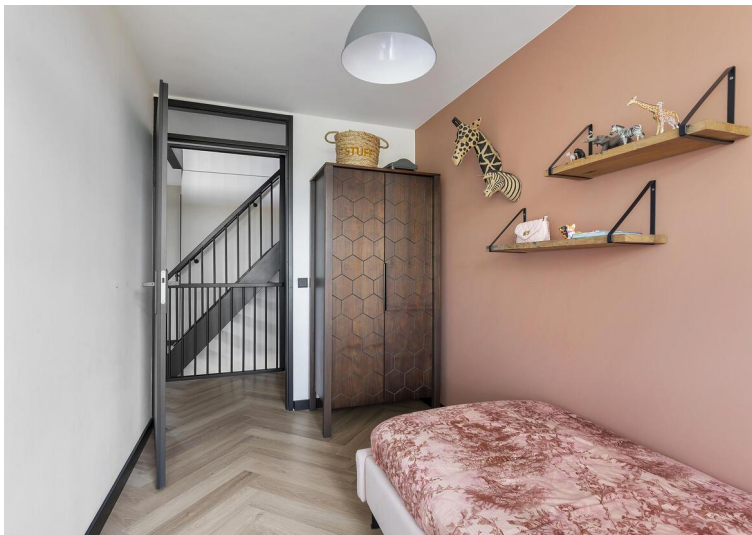
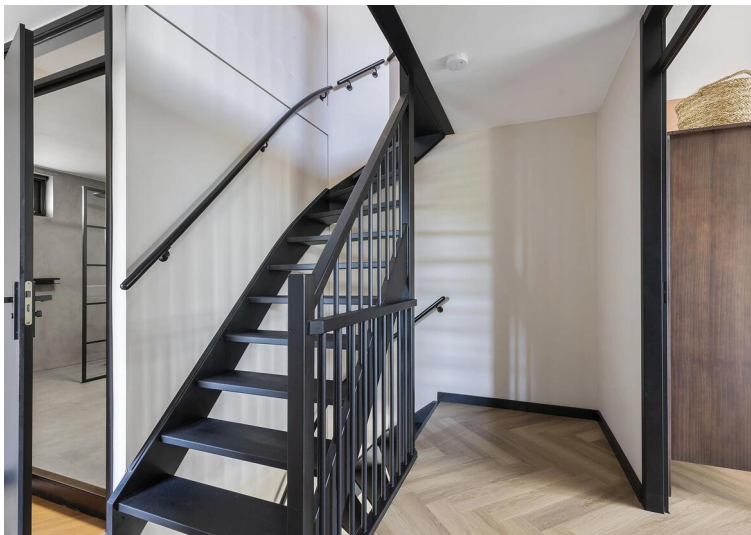
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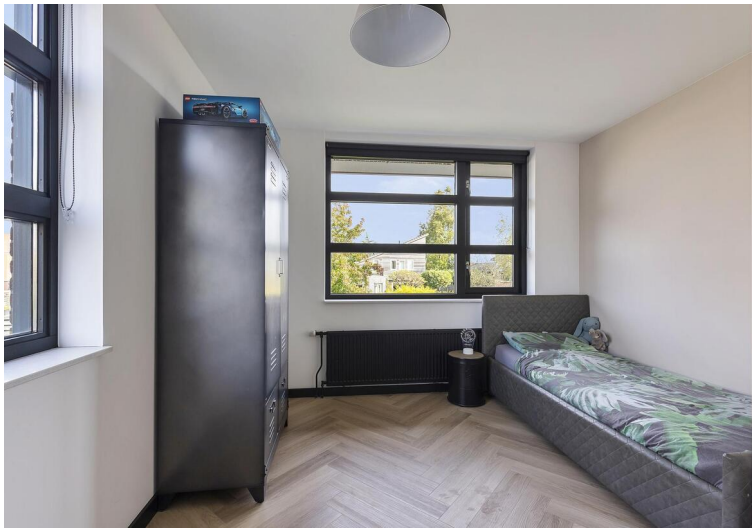
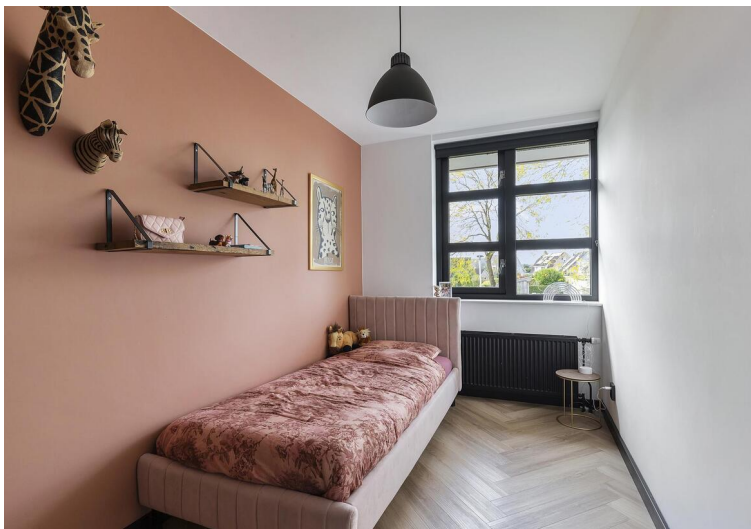
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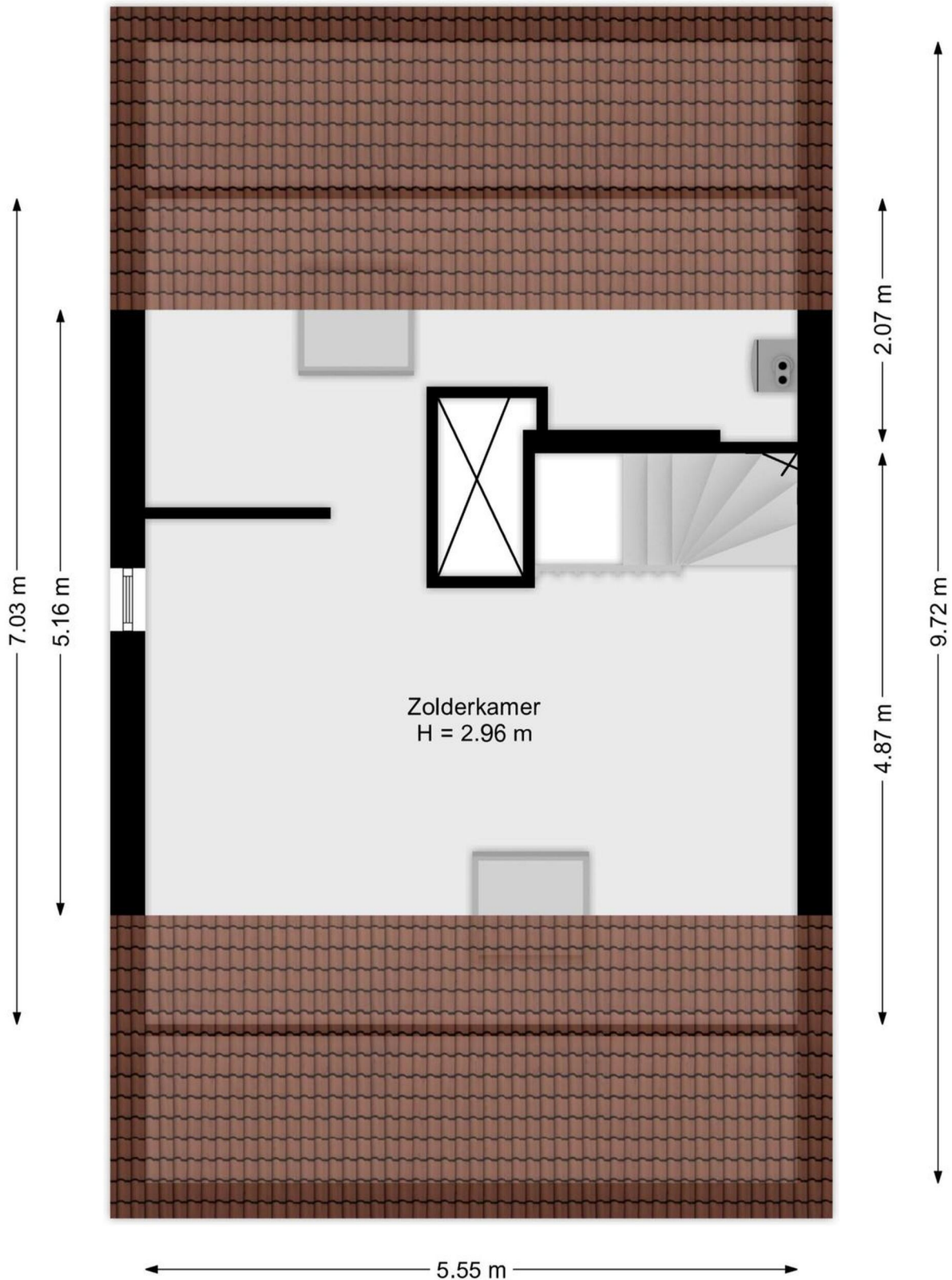




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