



Baerz & Co

LUXURY HOMES
INTERNATIONAL

MEMBER



PROPERTY BROCHURE



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VLIELAND

BOSLAAN 4 - 8899 BN - NETHERLANDS

€800,000 k.k.

VLIELAND

BOSLAAN 4 - 8899 BN

ASKING PRICE

€800,000 k.k.

Status

beschikbaar

Acceptance

in overleg

CONSTRUCTION

Kind of house

Bungalow, vrijstaande woning

Building type

bestaande bouw

Construction period

1968

Particulars

toegankelijk voor ouderen,
toegankelijk voor minder validen

SIZES AND LOCATION

Living area

100 m²

External storage space

36 m²

Volume

517 m³

Plot size

575 m²

Location

aan bosrand, aan rustige weg,
beschutte ligging, in bosrijke
omgeving



VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1
8911 AD Leeuwarden

+31 582300623
info@villafriesland.nl



VLIELAND

BOSLAAN 4 - 8899 BN

LAYOUT

Rooms	3
BedRooms	2
BathRooms	1
Floors	2
Facilities	tv kabel, buitenzonwering, airconditioning, rookkanaal, dakraam, natuurlijke ventilatie

ENERGY

Class	C
Index	
End date	2025-03-12

MISCELLANEOUS

Insulation	gedeeltelijk dubbel glas
Type of roof	zadeldak
Roof materials	pannen
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel
Boiler type	Atag Q-serie 107
Construction year	2019
Fuel	gas
Ownership	eigendom

Combined boiler	1
Hot water	cv ketel

SHED

Type	aangebouwd hout
Amount	1

GARAGE

Type	vrijstaand steen
Facilities	elektra, water, vliering
Capacity	1
Amount	1

GARDEN

Gardens	tuin rondom
Total surface	575 m²
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities	openbaar parkeren, op eigen terrein
Commentary	Oprit openmaken





VLIELAND

BOSLAAN 4 - 8899 BN

DESCRIPTION

Bungalow with possibilities on spacious plot 3min from the Harbour!

Just a 3-minute walk from the ferry, between the pine forest and the Wad in a small-scale, quiet neighbourhood is this solidly built bungalow with outbuilding and storage room on a spacious corner plot. The Wad is even visible from the back of the bungalow. The nostalgic house has always been inhabited by a real Vlielanders zeebonk! The maritime atmosphere is therefore visible on all sides already when the hand-forged garden fence is opened. The house on this spacious plot dates from 1968, has in addition to a living room, kitchen and utility room, 2 bedrooms and a modern bathroom. The location is for permanent occupancy (registration required) and has destination housing 2 and 4, which in consultation with the municipality offers many opportunities for renovation, new construction or expansion.

Everything on the island revolves around peace, space and nature. Relax, so you can get back to what's really important. This is the place, this is the island! The beach offers plenty of space for relaxation, with two beach pavilions – one on the North Sea side and one on the Wad – where you can always find a sheltered spot. Despite the tourists who arrive daily by boat and the crowds in hotels, B&Bs and the marina, this car-free nature island never feels overcrowded. There is plenty of space on the beach and children can still play freely here. Vlieland is a paradise for cyclists. Kilometres of cycle paths wind over dunes and through forests, leading to the Posthuys and the vast Vliehors, where seals relax along the coast. The unspoiled nature and the feeling of freedom make Vlieland a unique place.

LAYOUT

GROUND FLOOR

The hall successively gives access to 2 bedrooms, a spacious bathroom, separate toilet, a kitchen with cupboard to the living room, a utility room with entrance to the back terrace and a spacious living room with garden door.

The pleasant bright living room has a panelled fireplace, large windows, a garden door to the south terrace, a built-in wardrobe and a cupboard door which hides an access hatch to the kitchen. It is therefore easy to pull the kitchen space next to the living room.

The kitchen is dated but generous in size and equipped with various built-in appliances. Adjacent to the kitchen is the utility room where there is enough space for various white goods installations. Here is also the central heating installation, a back door to the south terrace and the hatch to the dry easily accessible deep crawl space.

Further down in the hall is the bathroom, which is equipped with washbasin, bath, shower, towel radiator and underfloor heating.

The master bedroom is equipped with a flue, air conditioning, built-in wardrobe and has large windows with a nice view over the pine trees.

The second bedroom is located at the front of the house. This offers space for 2 separate beds or 1 double bed.

The separate toilet in the hall is equipped with a hand basin.

ATTIC

The house has a storage attic over the entire length.

OUTBUILDINGS

The annex has a size of approx. 4x5m and is equipped with a spacious loft with standing height and skylight. There is electricity, hot and cold running water and a toilet room in this building.

Behind the annex is a second storage room with its own entrance which is used for storing garden tools and bicycles.

The driveway to the annex is now set up as a walkway, but there is plenty of space for a wide driveway and space for parking the car(s) on site if desired.

GARDEN

The property is located on a spacious plot of 575m² of private land. The garden directly behind the house is located on the south and the spacious side garden on the west side has sun all day due to its location. The garden has several sun and shade terraces and flowering plantings; early in spring the flower bulbs and blossoms pass through here. With the smell of pines and sea air you experience the island feeling to the fullest in the garden. The own well with pump always offers water to irrigate the borders and the lawn.

SPECIAL FEATURES

- * plot 575m²
- * solid traditional construction
- * modernised bathroom with underfloor heating
- * spacious annex/garage/storage room
- * destination permanent residence
- * zoning plan living 2 and living 4
- * in consultation with the municipality new development and expansion possible
- * three Harlingen-Vlieland ferry services per day plus
- * weekend and summer months extra fast boats
- * GP practises, pharmacy, dentist, physiotherapist and veterinarian

- * acute medical care available through general practitioner, KNRM and trauma heli.
- * childcare and education are well arranged

VLIELAND

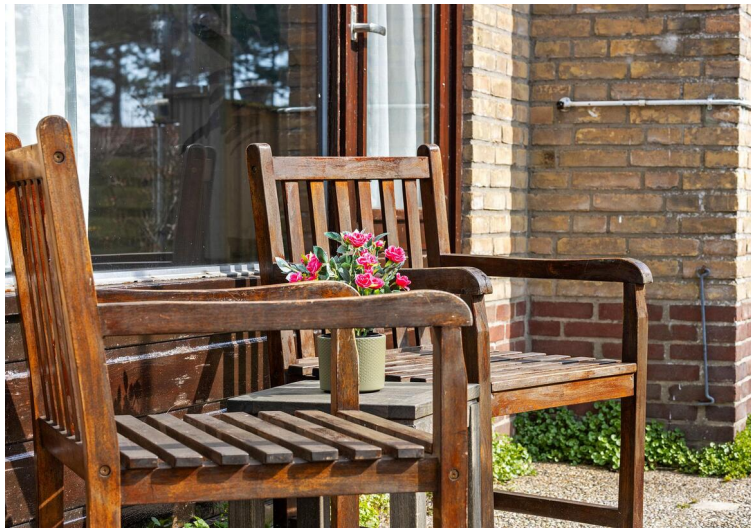
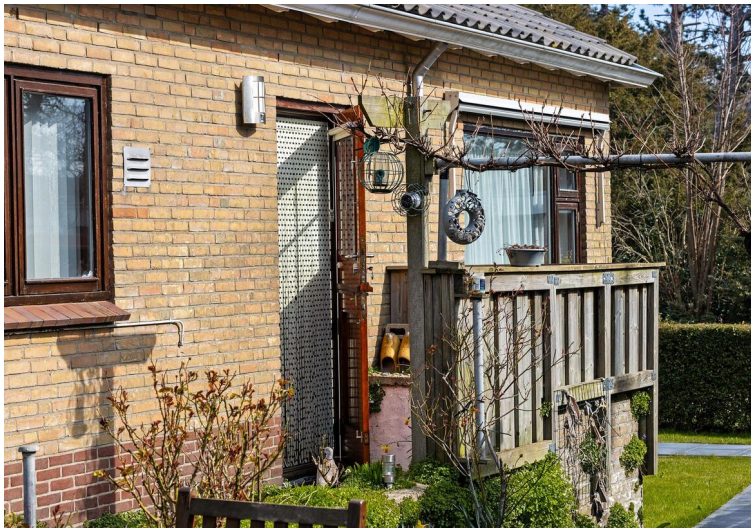
Vlieland has been part of Friesland since 1942, but before that it was part of North Holland. That influence is still noticeable: the islanders are frank, sober and hospitable. Although the community is close-knit, newcomers are welcomed with open arms. The crossing to Vlieland starts in Harlingen. After a journey of an hour and a half over the Wad, the ferry arrives at the Veerdam, located on the Havenplein. The island has only one village: Oost-Vlieland. Despite the compact size -everything is clear and within reach-, there is plenty to experience. Every year, Vlieland attracts visitors with cultural events, such as the popular festival "Into The Great Wide Open". In addition to the beautiful nature, Vlieland offers various sights and activities. You will find museums, a historic church and the iconic lighthouse on the Vuurboetsduin, the highest dune in the Netherlands (45 metres above NAP). Local artisans produce cheese and beer, and the village is fully equipped: there are schools, a library, sports clubs, supermarkets, bakeries, cosy shops, cafes and restaurants. The medical facilities are excellently arranged, with a general practitioner and veterinarian on the island and a dentist who comes by appointment. In emergencies, there is 24/7 care and a helicopter quickly takes patients to the mainland if necessary.

DISCLAIMER

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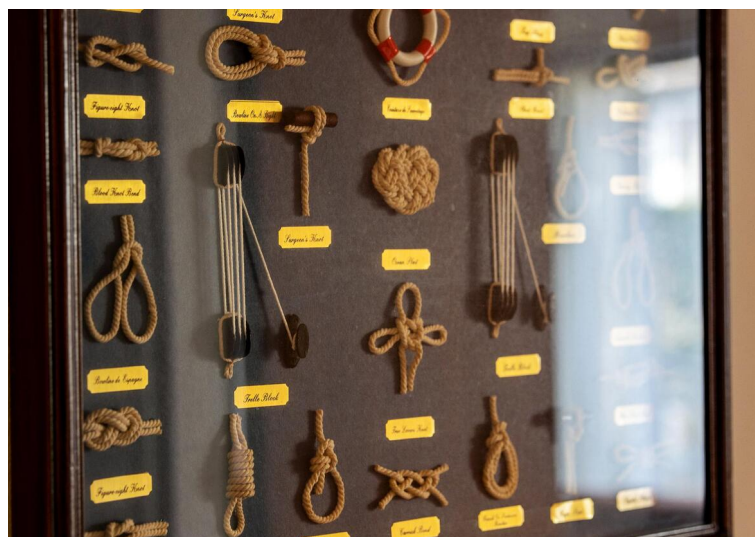














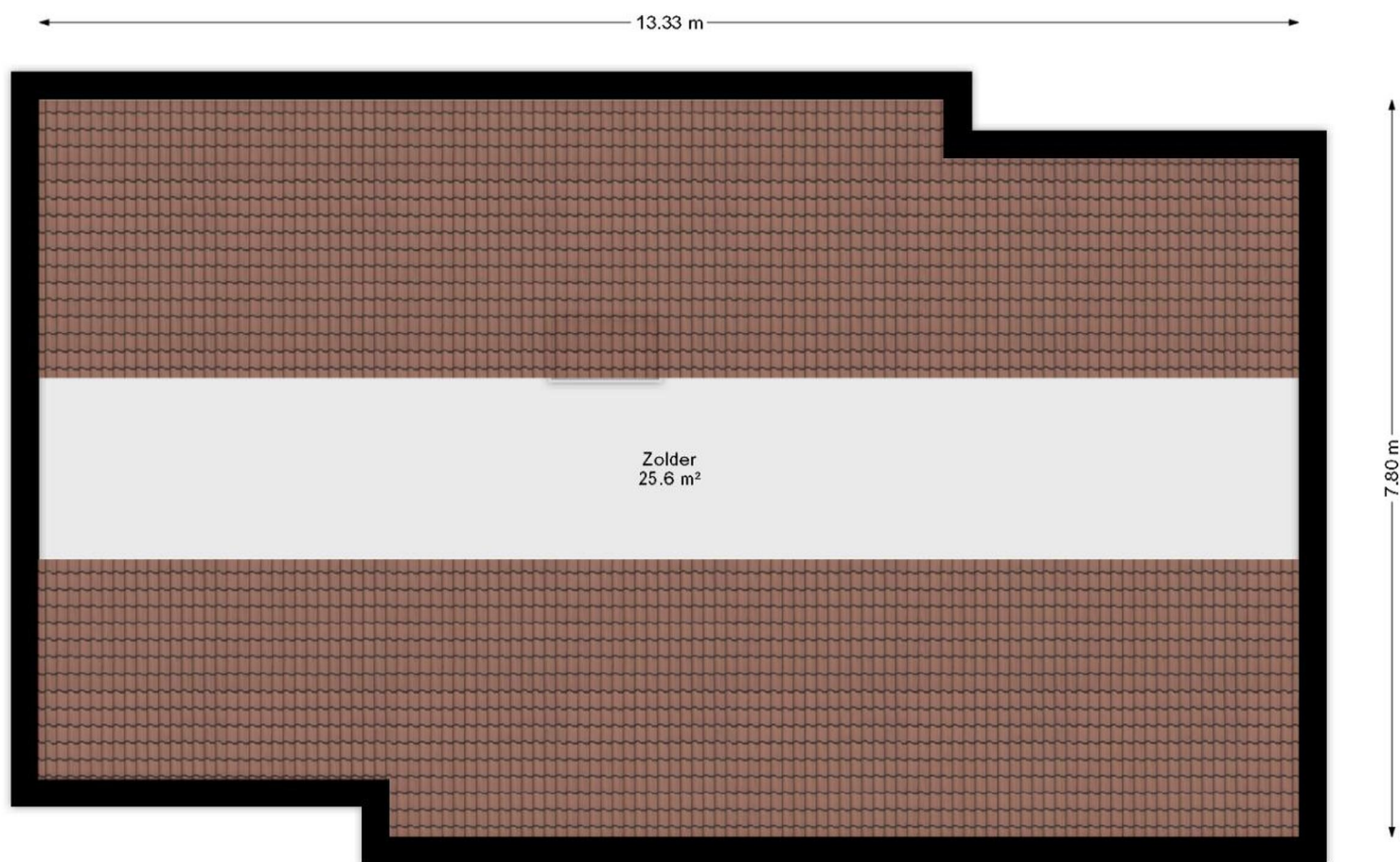




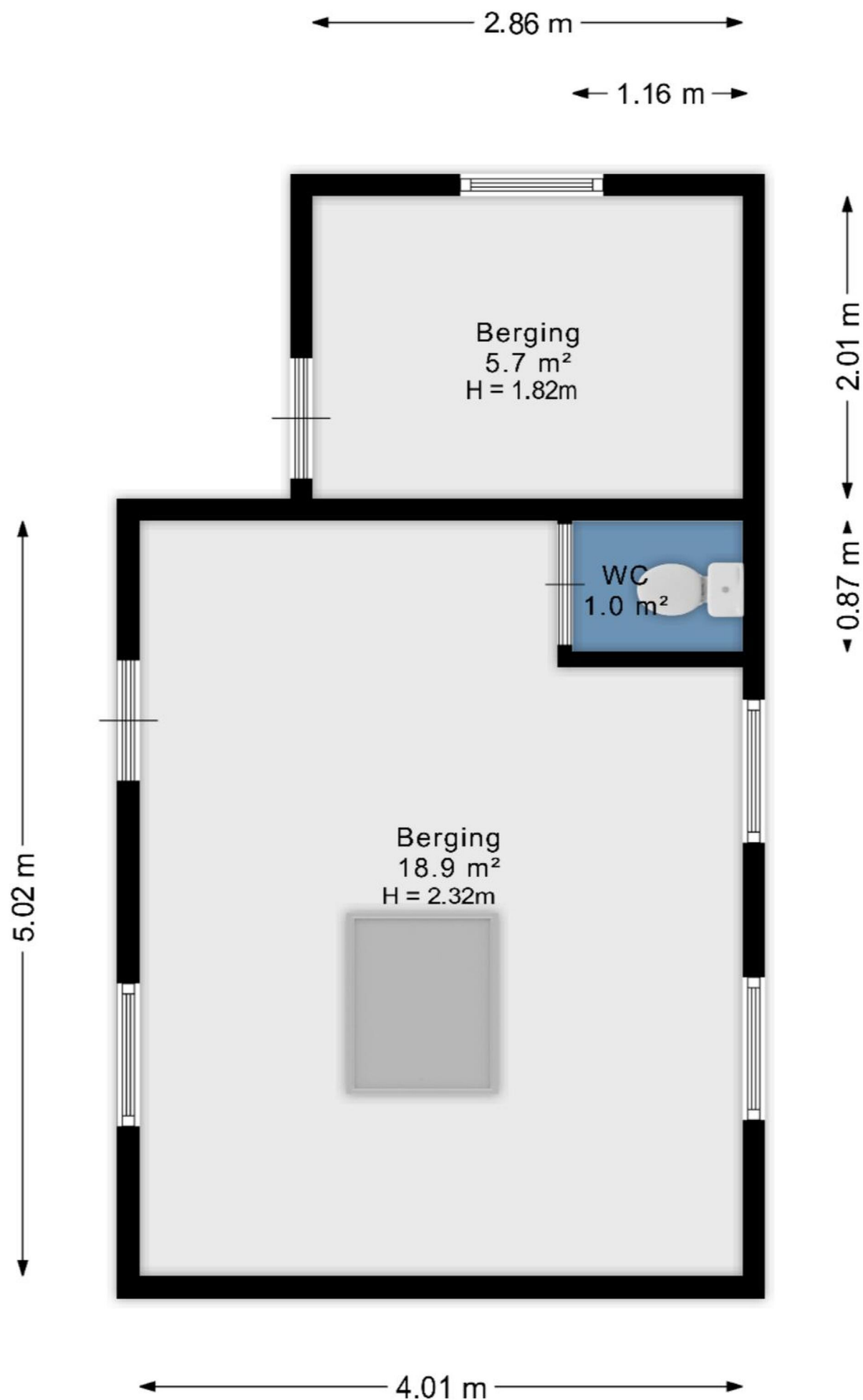




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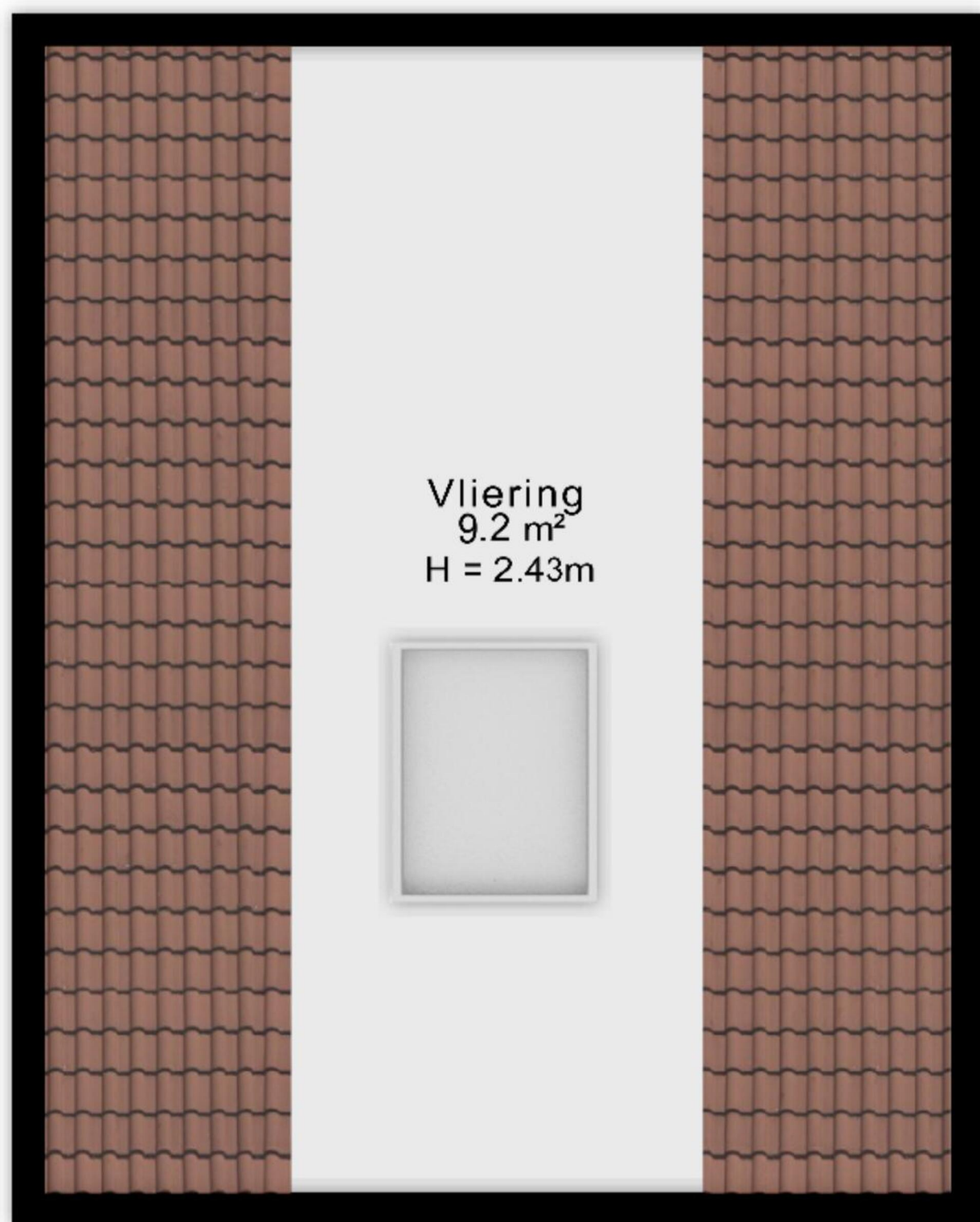


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← 4.01 m →



↑ 5.07 m ↓

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