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LUXURY HOMES
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MEMBER



PROPERTY BROCHURE



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WATERLANDKERKJE

STEENHOVENSEDIJK 17 - 4508 KA - NETHERLANDS

€850,000 k.k.

WATERLANDKERKJE

STEENHOVENSEDIJK 17 - 4508 KA

ASKING PRICE

€850,000 k.k.

Status

beschikbaar

Acceptance

in overleg

CONSTRUCTION

Kind of house

Woonboerderij, vrijstaande woning

Building type

bestaande bouw

Construction period

1700

Particulars

dubbele bewoning mogelijk,
dubbele bewoning aanwezig

SIZES AND LOCATION

Living area

197 m²

Other indoor space

35 m²

External storage space

64 m²

Volume

560 m³

Plot size

4036 m²

Location

aan rustige weg, vrij uitzicht,
beschutte ligging, buiten
bebouwde kom, landelijk gelegen



VILLA FRIESLAND MAKELAARDIJ

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WATERLANDKERKJE

STEENHOVENSEDIJK 17 - 4508 KA

LAYOUT

Rooms	9
BedRooms	6
BathRooms	3
Floors	3
Facilities	tv kabel, rookkanaal, dakraam, zonnepanelen, natuurlijke ventilatie

MISCELLANEOUS

Insulation	dakisolatie, grotendeels dubbelglas, hr glas
Type of roof	schilddak
Roof materials	pannen
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel
Boiler type	awb
Construction year	2018
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel

SHED

Type	vrijstaand steen
Facilities	voorzien van elektra, voorzien van water, met vliering
Amount	1

GARAGE

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

GARDEN

Gardens	tuin rondom
Total surface	4000 m ²
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities	op eigen terrein, op afgesloten terrein
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WATERLANDKERKJE

STEENHOVENSEDIJK 17 - 4508 KA

DESCRIPTION

Manor with Guest House and Indoor Garage!

In a beautiful rural location, nestled among the fields in the picturesque hamlet of Steenhoven in Waterlandkerkje lies one of the most stunning estates in Zeeuws-Vlaanderen. The monumental country house is sheltered and private, surrounded by green hedges and trees, and has a manor-like appearance. It was rebuilt around 1850 and still features many authentic details. The main house and the detached guest house have two residential addresses (17 and 17B).

Waterlandkerkje is a picturesque village in the tourist province of Zeeland, located in West-Zeeuws-Vlaanderen. The estate is situated in open countryside yet remains easily accessible. The fashionable seaside resort of Knokke and the charming city of Bruges are nearby. The most beautiful beaches of the Netherlands, between Cadzand and Breskens, are never far away, and the town of Sluis is highly recommended for a day of shopping and culinary enjoyment.

Nature, peace, and space form the foundation of this exclusive location on approximately 4000m² of land. Upon passing through the gate and entering the grounds, you arrive in a delightful green oasis where the manor and all its features are located. With every change of season, a true spectacle unfolds here.

LAYOUT MANOR

Ground floor:

You enter the hallway from the side, which provides access to the kitchen, the toilet, the bathroom with shower and washbasin, the cellar, the fuse box, and the staircase to the first floor. The spacious kitchen features two beautiful Terrazzo countertops, a Boretti 5-burner gas stove, double electric oven, dishwasher, refrigerator, freezer, and double sink. Through ensuite doors, the living room is accessible. The impressive living room is characterized by high ceilings with original beams, a bluestone floor, a fireplace with wood stove, and beautiful views through all windows. From the living room, two spacious rooms can be accessed, which can be used according to your own needs.

Returning to the hallway, the cellar is accessible. The cellar is spacious, cool, and divided into two rooms. Here you'll also find the

central heating system and washing machine connection. Are you a wine enthusiast? This cellar offers ample volume to store your wine collection.

First floor:

On this floor you will find the Master Bedroom with a contemporary en-suite bathroom. The bathroom features two separate washbasins, a toilet, and a spacious walk-in shower.

Second floor:

This floor spans the entire house and features beautiful trusses and skylights and can be arranged entirely to your own liking. A split-level section provides access to an extra room where the first preparations have been made for creating a third bathroom.

LAYOUT GUEST HOUSE

In the brick outbuilding next to the main house, a guest house has been created of approximately 75 m² with an indoor garage of approximately 28 m². On the ground floor is the living area with open kitchen. On the first floor, there are two bedrooms, each with an en-suite bathroom. This property has its own residential address (17B).

YARD/GARDEN

Once through the gate, you will immediately experience the charming character and pleasant atmosphere this place has to offer. Green, peace, and space. The driveway leads you to the manor with guest house. The plot, currently part of a larger estate of over a hectare, will be subdivided, with approximately 4000m² allocated to the manor with guest house. The garden offers a wide range of possibilities and places you in a green oasis. There are various fruit trees and shrubs such as apple, pear, fig, cherry, plum, nut, redcurrant, gooseberry, and mulberry—some centuries old. This special place invites conscious interaction with nature and the environment. At the rear of the property, there is a solar park with no fewer than 40 solar panels.

SPECIAL FEATURES

- An exclusive opportunity to live spaciously in a charming rural setting entirely surrounded by private greenery, near coast and culture, with sweeping views over the fields
 - Detached country house with guest house on a generous (to be subdivided) plot of approx. 4000m²
- Equipped with 2 residential addresses (17/17B)

WATERLANDKERKJE

Waterlandkerkje is a picturesque village in the province of Zeeland. The village has a rich history and is one of the few places in West-Zeeuws-Vlaanderen that was spared during the war. As a result, it still boasts beautiful authentic buildings. The estate is located in the Netherlands, close to the Belgian border. The most

beautiful beaches of the Netherlands, between Cadzand and Breskens, are never far away, and you can reach the center of Knokke and Bruges within 20 minutes. The town of Sluis is highly recommended for a day of shopping and culinary enjoyment. Waterlandkerkje has an active community life. In short, a unique place that combines peace and space with the many possibilities the surrounding region has to offer.

DISCLAIMER

This information has been compiled with great care. However, we cannot accept liability for any inaccuracies and/or incompleteness of the provided information, nor can any rights be derived from the content of this information. This information is entirely without obligation and merely an invitation to make an offer.





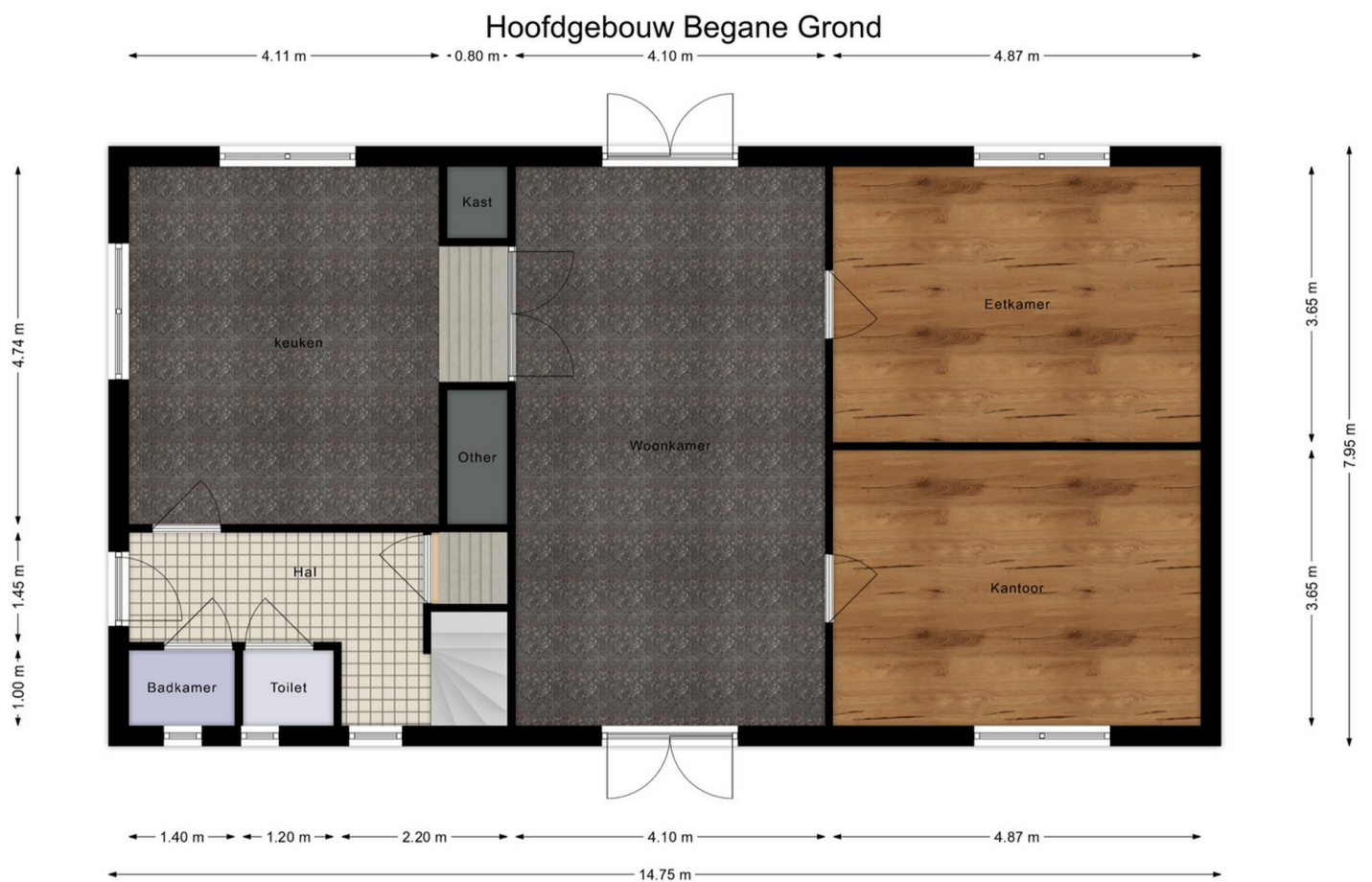




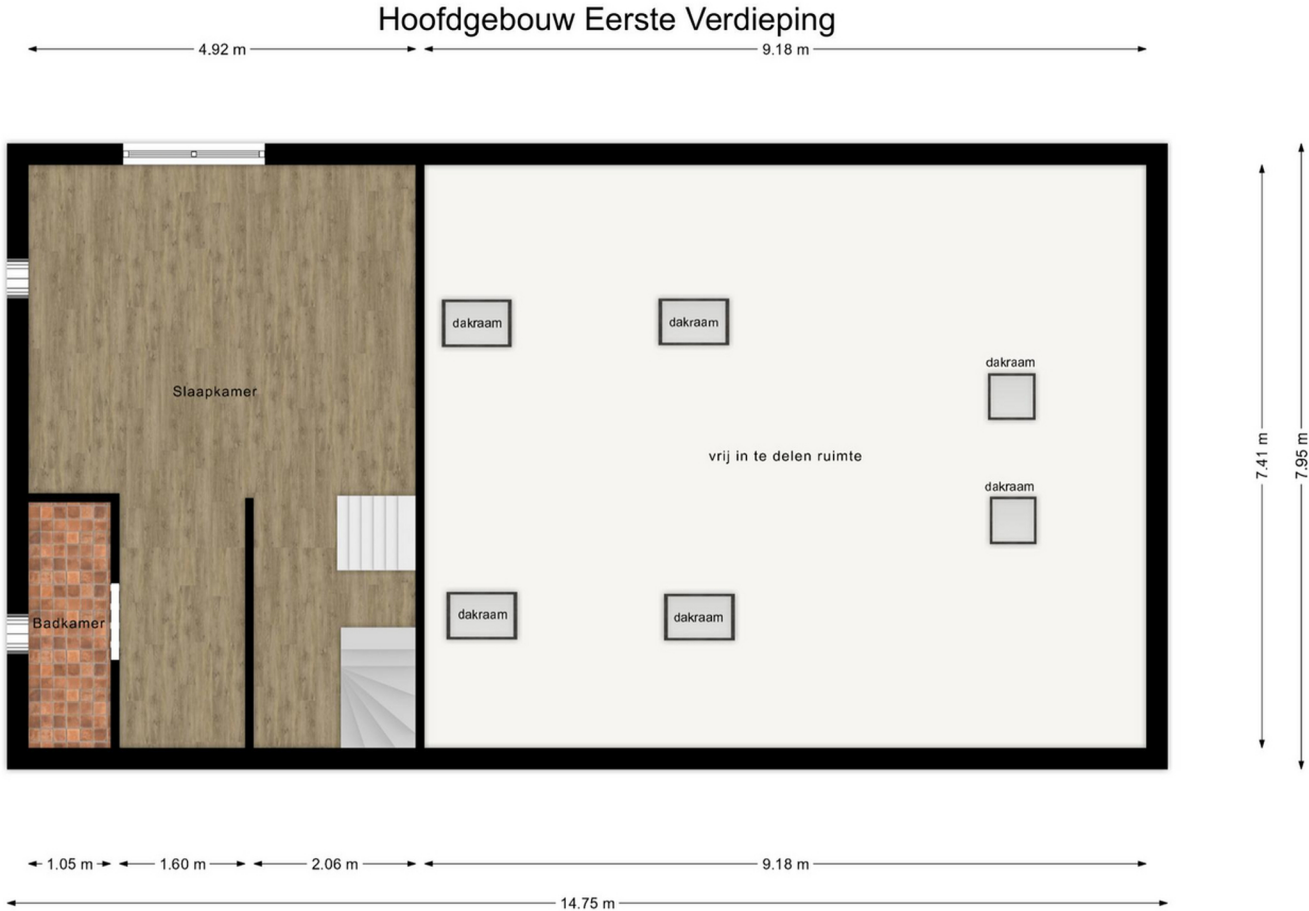




Hoofdgebouw Begane Grond



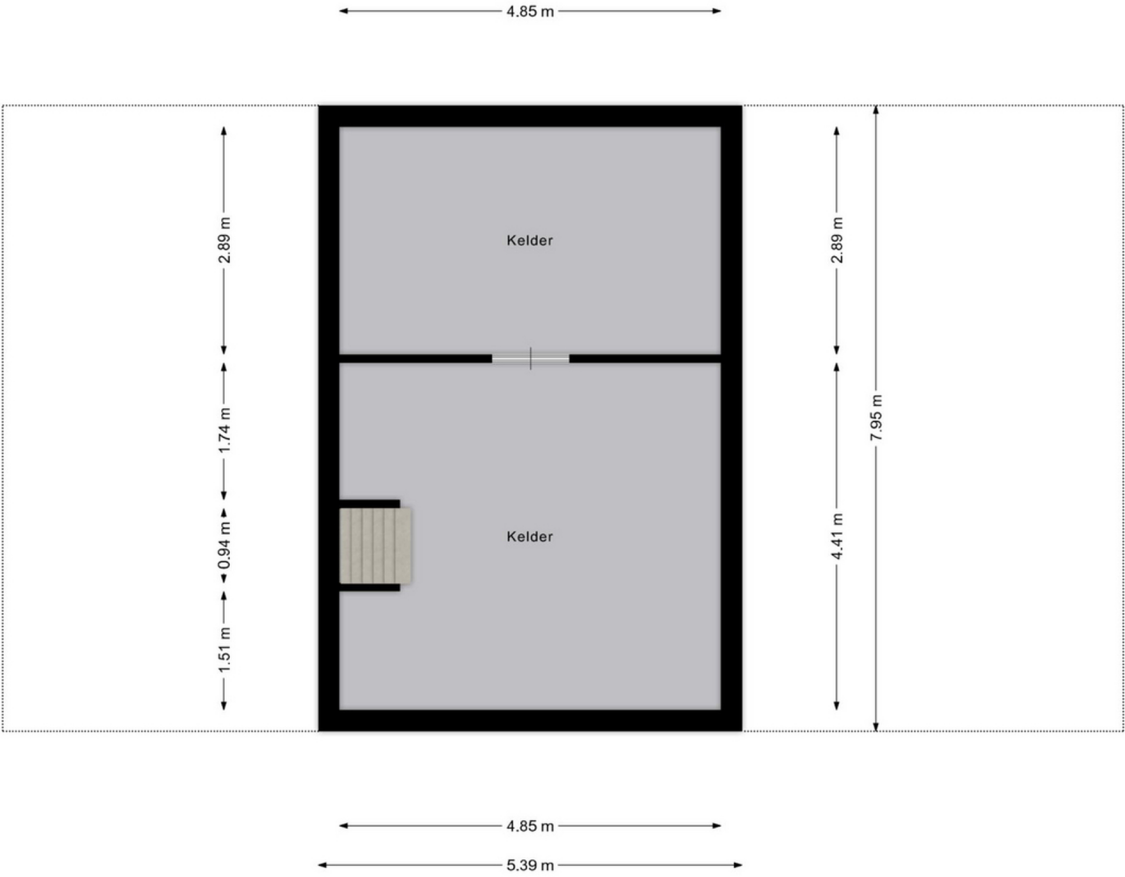
Hoofdgebouw Eerste Verdieping



Hoofdgebouw Tweede Verdieping



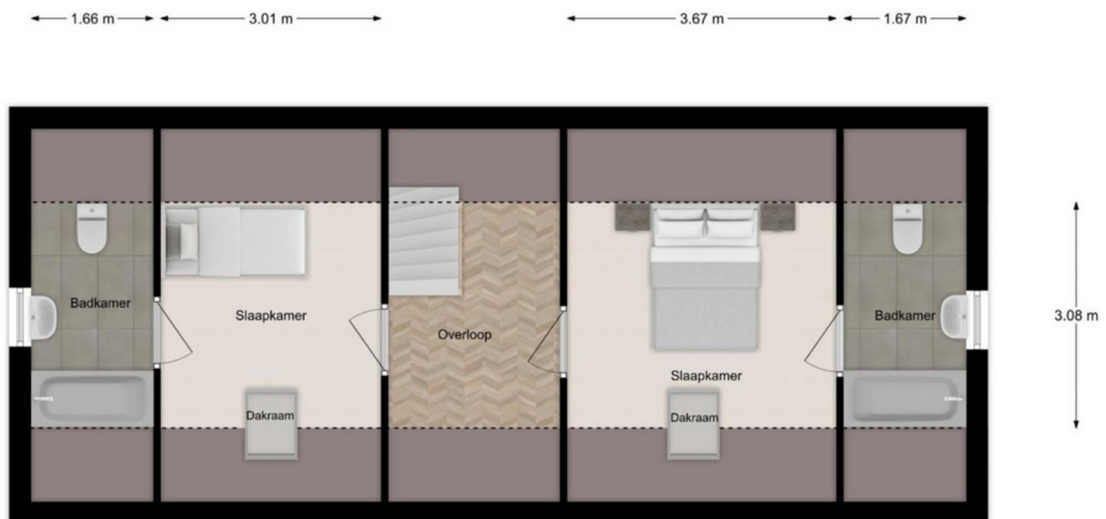
Hoofdgebouw Kelder



Bijgebouw Begane Grond



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