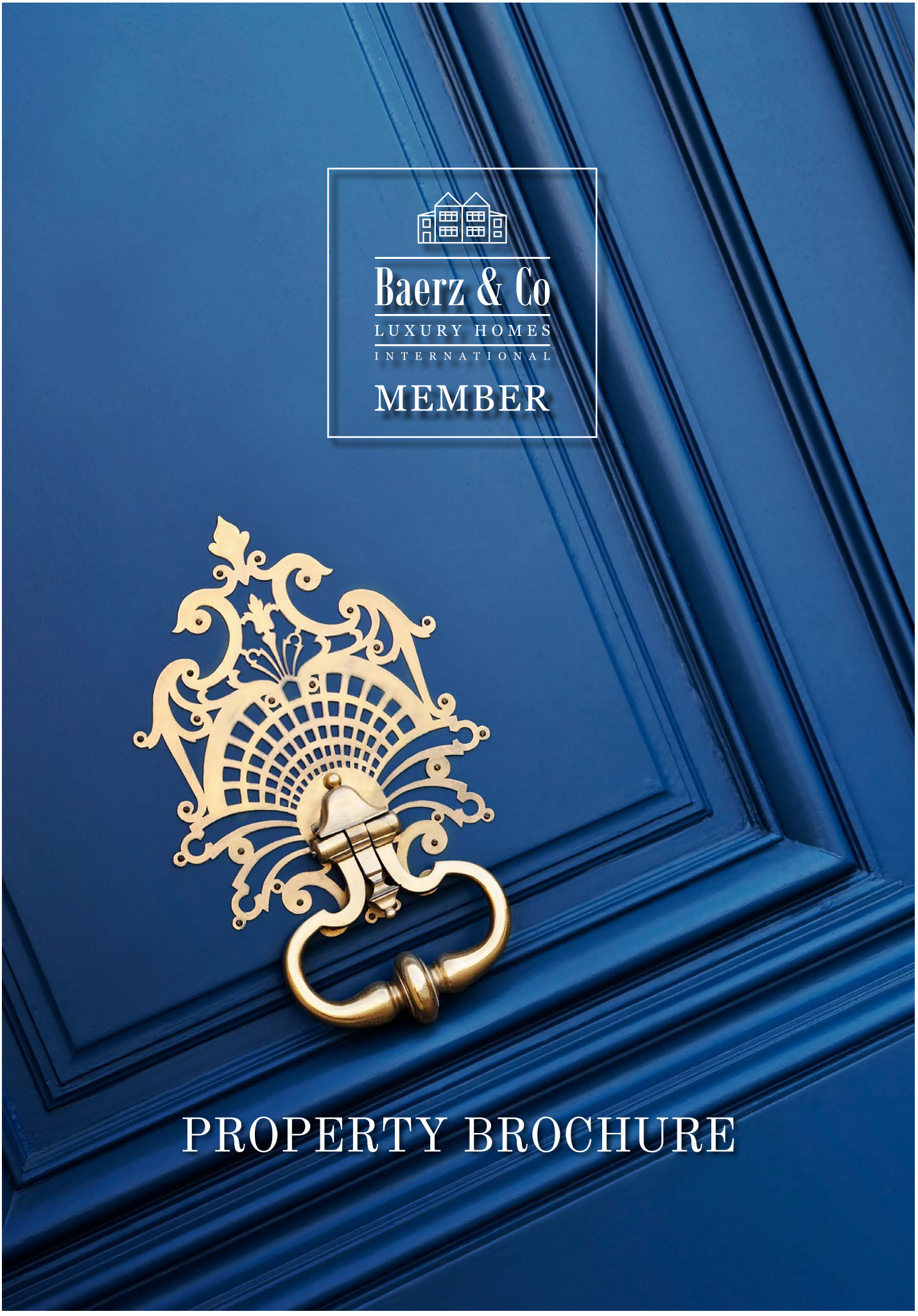

Baerz & Co
LUXURY HOMES
INTERNATIONAL
MEMBER
PROPERTY BROCHURE



LEMMER

BREKKENWEG 4 89 - 8531 PM - NETHERLANDS

€370,000

LEMMER

BREKKENWEG 4 89 - 8531 PM

ASKING PRICE	**€370,000**
Status	beschikbaar
Acceptance	in overleg

CONSTRUCTION

Kind of house	Bungalow, vrijstaande woning
Building type	bestaande bouw
Construction period	1994
Particulars	toegankelijk voor ouderen, toegankelijk voor minder validen

SIZES AND LOCATION

Living area	74 m^2
External storage space	4 m^2
Exterior attached space	3 m^2
Volume	326 m^3
Plot size	308 m^2
Location	aan water, aan rustige weg, vrij uitzicht, beschutte ligging, aan vaarwater, in bosrijke omgeving



VILLA FRIESLAND
MAKELAARDIJ

VILLA FRIESLAND MAKELAARDIJ
Lange Marktstraat 1 +31 58 230 0623
8911 AD Leeuwarden info@villafriesland.nl



LEMMER

BREKKENWEG 4 89 - 8531 PM

LAYOUT

Rooms	3
BedRooms	2
BathRooms	1
Floors	1
Facilities	mechanische ventilatie, alarminstallatie, tv kabel, buitenzonwering, rookkanaal, schuifpui, domotica, natuurlijke ventilatie

ENERGY

Class	C
Index	
End date	2035-07-07

MISCELLANEOUS

Insulation	dakisolatie, muurisolatie, vloerisolatie, dubbel glas, volledig geisoleerd, hr glas
Type of roof	zadeldak
Roof materials	pannen
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel
Boiler type	Nefit Trendline
Construction year	2016
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel

SHED

Type	inpandig
Facilities	voorzien van elektra, voorzien van water
Amount	2

GARAGE

Type	parkeerplaats, geen garage

GARDEN

Gardens	tuin rondom
Total surface	308 m^2
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities	op eigen terrein







LEMMER

BREKKENWEG 4 89 - 8531 PM

DESCRIPTION

A-location, south-facing, direct connection to the Frisian Lakes, near beach and forest.

Living on open navigable water, with your own private mooring right at your doorstep, the vibrant town of Lemmer, the Gaasterland forests and beaches within walking and cycling distance — this is recreation at its very best. At the sought-after bungalow park Aquaronde, we are delighted to offer you this well-maintained and excellently situated recreational home.
The detached bungalow is located directly on the main waterway, connected to the Frisian Lakes. From your own private jetty with open views over the basin, you can sail straight towards the Tjeukemeer or the IJsselmeer. A dream location for water sports enthusiasts, as well as for those who simply wish to enjoy peace, space and expansive water views.
Outdoor living at its finest
The garden is low-maintenance and features multiple terraces. Thanks to its south-facing position along the water, you benefit optimally from sunlight and natural light throughout the day. Whether you wish to enjoy a peaceful breakfast by the water in the morning or drinks in the sheltered evening sun, there is always a perfect spot to be found.
Light and comfortable
Upon entering, the pleasant natural light immediately stands out. The south-facing living room features two sliding doors with tinted glass, allowing you to fully experience the waterfront setting. On beautiful days, you can easily open everything up, seamlessly extending the terraces into the living area.

Layout
The open corner kitchen is practically designed, fitted with built-in appliances and directly connected to the living area. In addition, the property offers:
two spacious bedrooms, one with a walk-in closet;
a neat bathroom equipped with bathtub, walk-in shower, vanity unit and toilet;
a separate guest toilet with washbasin;

an internal storage room with white goods connections and exterior door;
an external storage unit for bicycles, garden tools and/or outdoor cushions.

Rental possibilities
The layout is efficient and comfortable, making the property suitable for private recreational use, while also offering attractive (partial) rental opportunities.

Aquaronde, quality recreation
Bungalow park Aquaronde is renowned for its water-rich design, direct boating connections and the well-kept appearance of the homes and gardens. The park's infrastructure is thoughtfully designed with quiet roads and a safe traffic layout, contributing to its family-friendly and relaxed atmosphere.
The park is spaciously laid out and offers a pleasant balance between privacy and liveliness.

Within the park you will find, among other things:
-Restaurant De Brekken with waterside terrace for lunch and dinner;
-Supermarket for daily groceries and fresh bread;
-Playgrounds and sports field for children, including football and play areas;
-Parking at the homes and additional visitor parking;
-Charging points for electric vehicles;
-Marina facilities with boat ramp and crane.

Within a short walking or cycling distance you will find the charming centre of Lemmer, offering a wide range of shops, restaurants and waterside terraces. The IJsselmeer beach is also within walking distance, perfect for a summer beach day or a refreshing walk along the coast.

Particulars
*Immediately available, no mandatory rental obligation to take over
*A-location, south-facing terrace on open navigable water
*Secured park with barrier access
*Built in 1994
*Fully insulated
*Living area 74 m^2
*Volume 326 m^3
*Plot size 308 m^2
*Renewed hardwood jetty
*Tinted glass sliding doors
*Internal and external storage

*Parking on private grounds
*Shutters and sun screens
*Home automation system for alarm, heating, lighting and irrigation
*Homeowners' Association fee €107 per month (park costs/maintenance)
*Including full inventory, tools, lawnmower, bicycles, etc.

Lemmer
The popular water sports village of Lemmer is the gateway to Friesland and is centrally located within the Frisian Lakes area on the IJsselmeer (beach), with direct access to the A6 motorway. Amsterdam and Groningen can be reached within approximately 50 minutes by car.
Lemmer is vibrant and features an atmospheric historic centre with picturesque buildings, numerous restaurants along the inner harbour, the IJsselmeer beach and the waterfront. There are many marinas, shops, primary and secondary schools, excellent medical facilities, several well-known supermarkets, charming boutiques, sports clubs, a swimming pool and a bus station. Numerous events and sailing activities are organised, including traditional skûtsje and botter sailing competitions. The nearby Gaasterland region offers beautiful nature reserves and walking areas, as well as a golf course and equestrian centre.

Disclaimer
This information has been compiled with the utmost care from various sources. However, we cannot accept any liability for possible inaccuracies and/or incompleteness of the information provided, nor can any rights be derived from the content of this information (including attachments/brochures). This information is entirely without obligation and should be regarded solely as an invitation to submit an offer. For properties older than 25 years, an age clause and asbestos clause will be included in the purchase agreement










BOSCH










































89

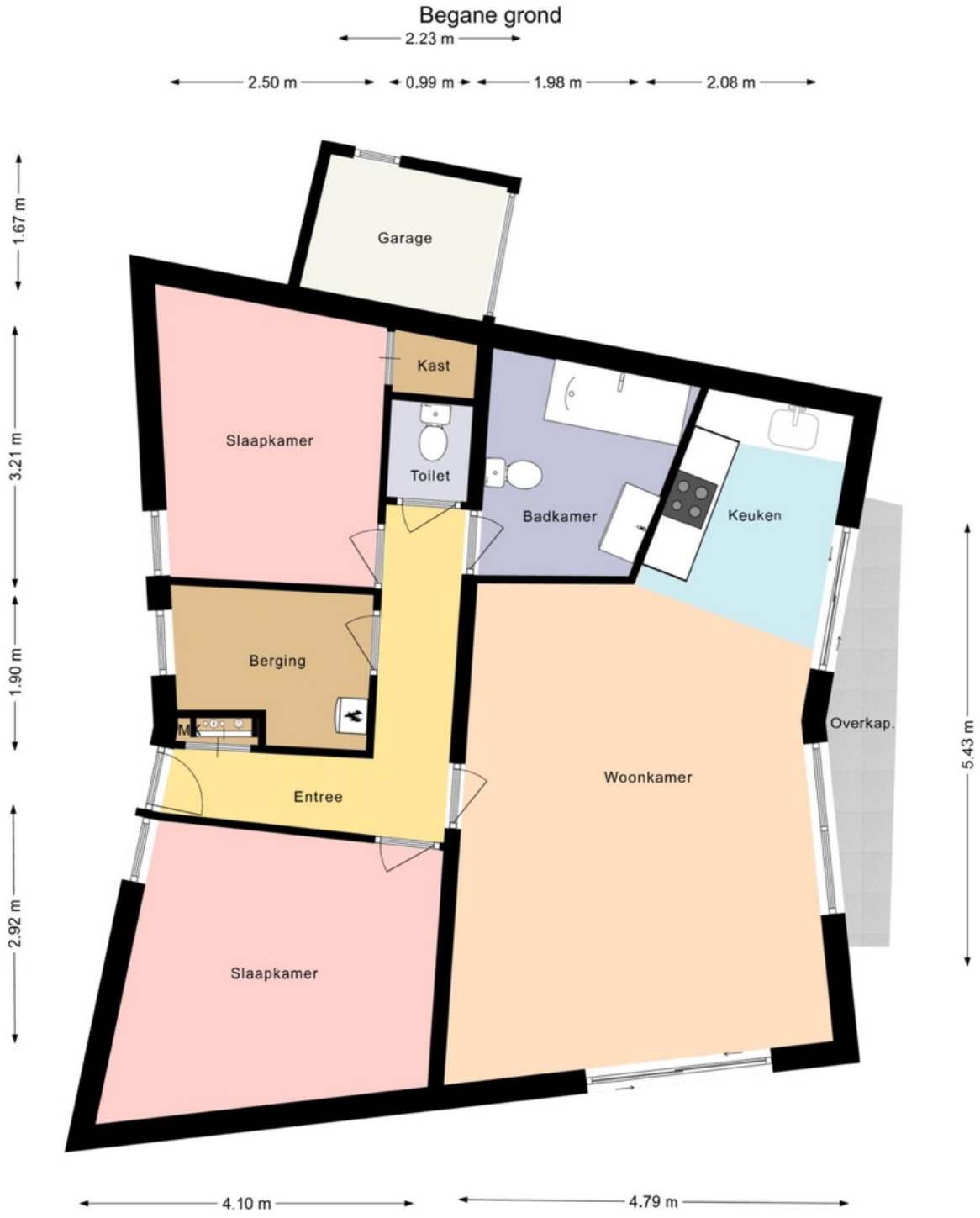

89







Begane grond



Deze plattegrond is gemaakt met uiterste precisie, maar voor indicatieve doeleinden.
Hieraan kunnen geen rechten worden ontleend.

VILLA FRIESLAND
MAKELAARDIJ

Villa Friesland Makelaardij

Lange Marktstraat 1
8911 AD Leeuwarden

+31 58 230 0623

info@villafriesland.nl

WWW.VILLAFRIESLAND.NL

Baerz & Co
LUXURY HOMES
INTERNATIONAL
MEMBER

WWW.BAERZ.COM