



Baerz & Co

LUXURY HOMES
INTERNATIONAL

MEMBER



PROPERTY BROCHURE



BANTEGA

KLIJNSMAVAART 8 - 8538 RM - NETHERLANDS

€1,250,000

BANTEGA

KLIJNSMAVAART 8 - 8538 RM

VRAAGPRIJS	€1,250,000
Status	beschikbaar
Aanvaarding	in overleg

BOUW

Soort woonhuis	Landhuis, vrijstaande woning
Soort bouw	bestaande bouw
Bouwjaar	1915
Bijzonderheden	landelijk dubbel bewoning

MATEN EN LIGGING

Woonoppervlakte	161 m ²
Overige inpandige ruimte	44 m ²
Externe bergruimte	78 m ²
Inhoud	809 m ³
Perceeloppervlakte	31826 m ²
Ligging	aan water, aan rustige weg, vrij uitzicht, buiten bebouwde kom, aan vaarwater, in bosrijke omgeving, landelijk gelegen



VILLA FRIESLAND MAKELAARDIJ

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



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INDELING

Aantal kamers	5
Aantal slaapkamers	3
Aantal badkamers	1
Aantal woonlagen	3
Voorzieningen	alarminstallatie, rookkanaal, natuurlijke ventilatie

ENERGIE

Klasse	E
Index	
Einddatum	2035-04-16

DIVERSEN

Isolatie	dakisolatie, vloerisolatie, gedeeltelijk dubbel glas
Type dak	zadeldak
Materiaal dak	pannen
Onderhoud binnen	goed
Onderhoud buiten	goed

C.V.

Verwarming	cv ketel, open haard, vloerverwarming gedeeltelijk
Ketel	HR107

Brandstof	gas
Eigendom	eigendom
Warm water	cv ketel, elektrische boiler eigendom

SCHUUR

Soort	vrijstaand hout
Voorzieningen	voorzien van elektra
Aantal	2

GARAGE

Soort	vrijstaand steen, parkeerplaats
Voorzieningen	verwarming, elektra, water, vloering, elektrische deur
Capaciteit	1
Isolatie	volledig geïsoleerd
Aantal	1

TUIN

Tuinen	tuin rondom
Totale oppervlakte	31770 m ²
Hoofd tuin	tuin rondom
Achterom	1

PARKEREN

Voorzieningen	op eigen terrein, op afgesloten terrein
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OMSCHRIJVING

VREDENHOF – HISTORICAL ESTATE IN DE FRYSKE MARREN

Nestled in the peaceful southern part of the municipality of De Fryske Marren, near Lemmer, lies the distinguished estate Vredenhof.

Acquired in 1973 by the current owner, it immediately captivated with its serene charm and unmistakable character. Here, tranquility, privacy, and history combine effortlessly with excellent accessibility and nearby amenities.

Step onto the estate, and you enter a world of your own, surrounded by lush greenery, sparkling water, and timeless beauty.

LIVING WITH CHARACTER AND HISTORY

The residence has been carefully restored with respect for its heritage, using only the finest, often antique, materials.

The entrance through the kitchen is adorned with an 18th-century transom, delicately carved from linden wood. The kitchen, crafted in historic style by master artisan F. van der Velde, blends seamlessly with the authentic ambiance of the home.

The floors date from the late 19th century, and the kitchen features two blue-and-white panels from around 1800, made in Harlingen.

The sitting room and conservatory showcase unique period details, including a marble fireplace from an Amsterdam canal house (circa 1740) and French doors opening onto the garden. Beneath the conservatory lies a hidden wine cellar with an electric hatch, laid with 18th-century tiles, 17th-century oak wine racks, and original cabinet doors.

The ground floor also offers a stylish front room with a marble fireplace (circa 1820) and a bathroom.

Upstairs, there are two bedrooms.

OUTBUILDING WITH CHARM AND POTENTIAL

The elegant outbuilding, featuring long semicircular windows, offers stunning views of the garden.

Currently used as office space, it is connected internally to a heated garage with loft, kitchenette,

and toilet.

This versatile building could easily be transformed into a fully independent guesthouse.

Full of character, it boasts a Stevenson or Norwich cornice, a French dessus-de-porte from the 18th century, a faux marble fireplace, and a trumeau from a Frisian town hall, all contributing to its historic charm.

AN IMPRESSIVE ESTATE GARDEN

What began as a plot of approximately 1,600 m² has grown into a remarkable estate of approximately 3.18 hectares. The gardens were carefully designed to combine formal and natural elements, including two (swimming) ponds, multiple terraces, garden houses, a conservatory with vegetable garden, wooded areas, and expansive lawns.

A striking feature is the elegant garden dome, designed by F. van der Velde, resting on concrete pillars and topped with a gilded pinecone by artist Axel van der Horst, inspired by the Marekerk in Leiden. The formal pond is framed with historic elements from the Dominicus Church on Spuistraat in Amsterdam. The water features are supplied by the adjacent canal, creating a vibrant and natural ecosystem.

MOORING AT THE TJEUKEMEER

The estate includes a private mooring of approximately 56 m² in Oosterzee harbor (8 min), directly on the Tjeukemeer – an ideal base for water sports and leisure.

HIGHLIGHTS

- Historical estate with exceptional character and rich heritage
- Tranquil, exclusive location near Lemmer
- Residence with high-quality, often antique materials
- Authentic features: marble fireplaces, 18th-century details, and fine woodwork
- Hidden wine cellar with unique historical finish
- Spacious outbuilding with guesthouse potential
- Estate of approx. 3.18 hectares with ponds, woodland, and gardens
- Architecturally and artistically significant garden dome
- Private mooring in Oosterzee harbor (8 min) on the Tjeukemeer
- Perfect blend of privacy, nature, and accessibility to the Randstad

Vredenhof is a masterpiece where history, craftsmanship, and love for detail converge. A tranquil

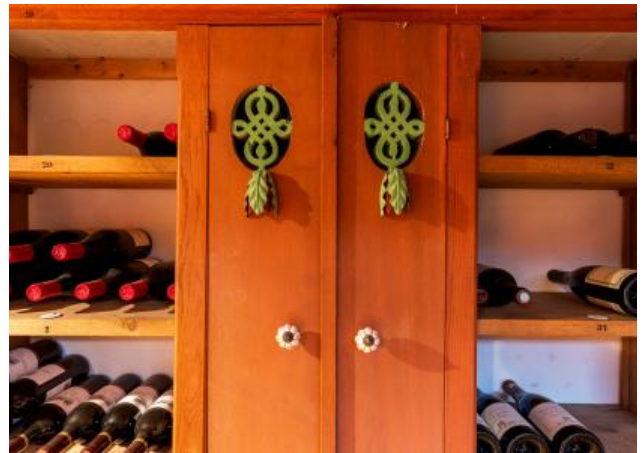
estate that continues to enchant and inspire.







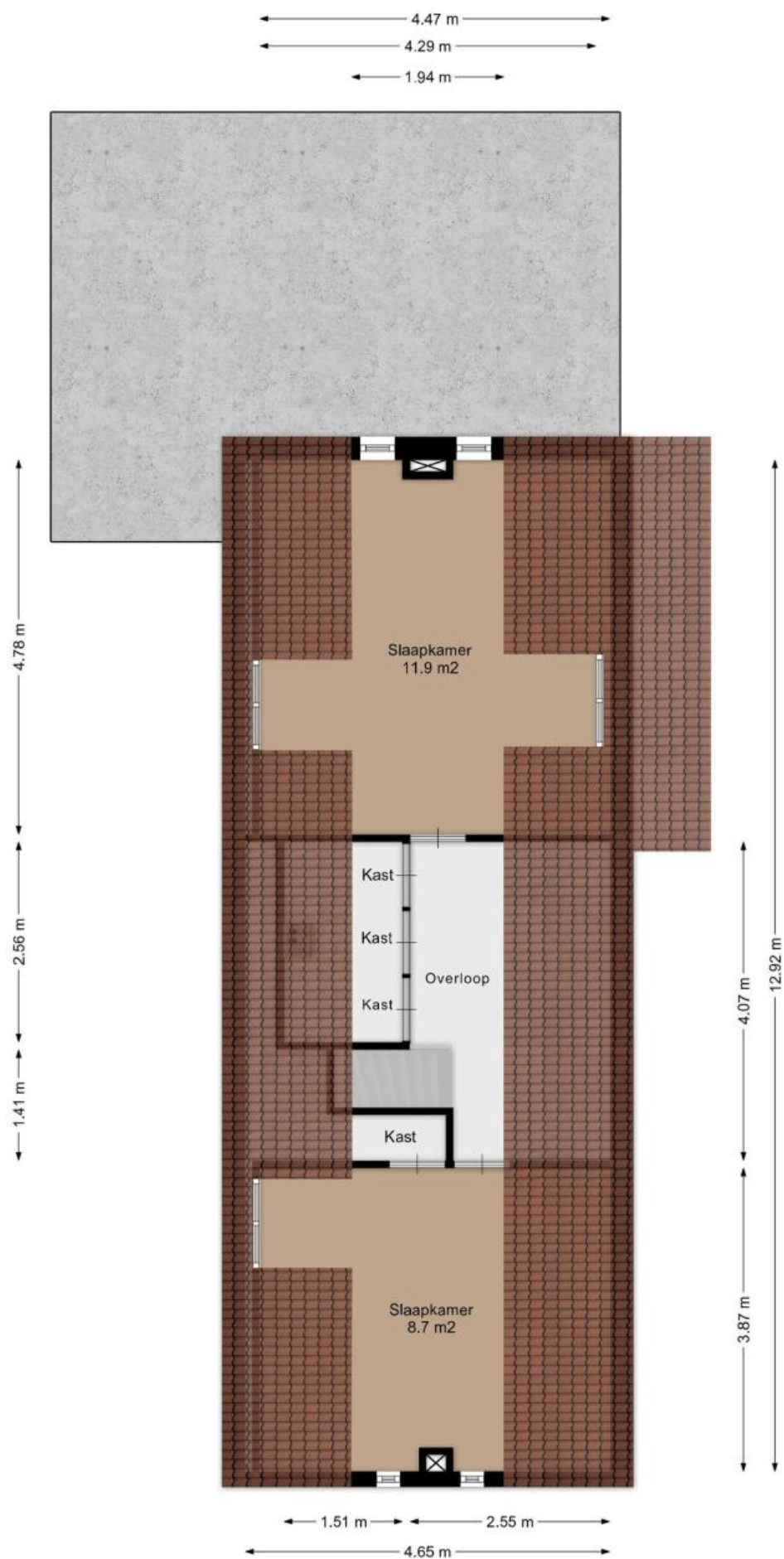


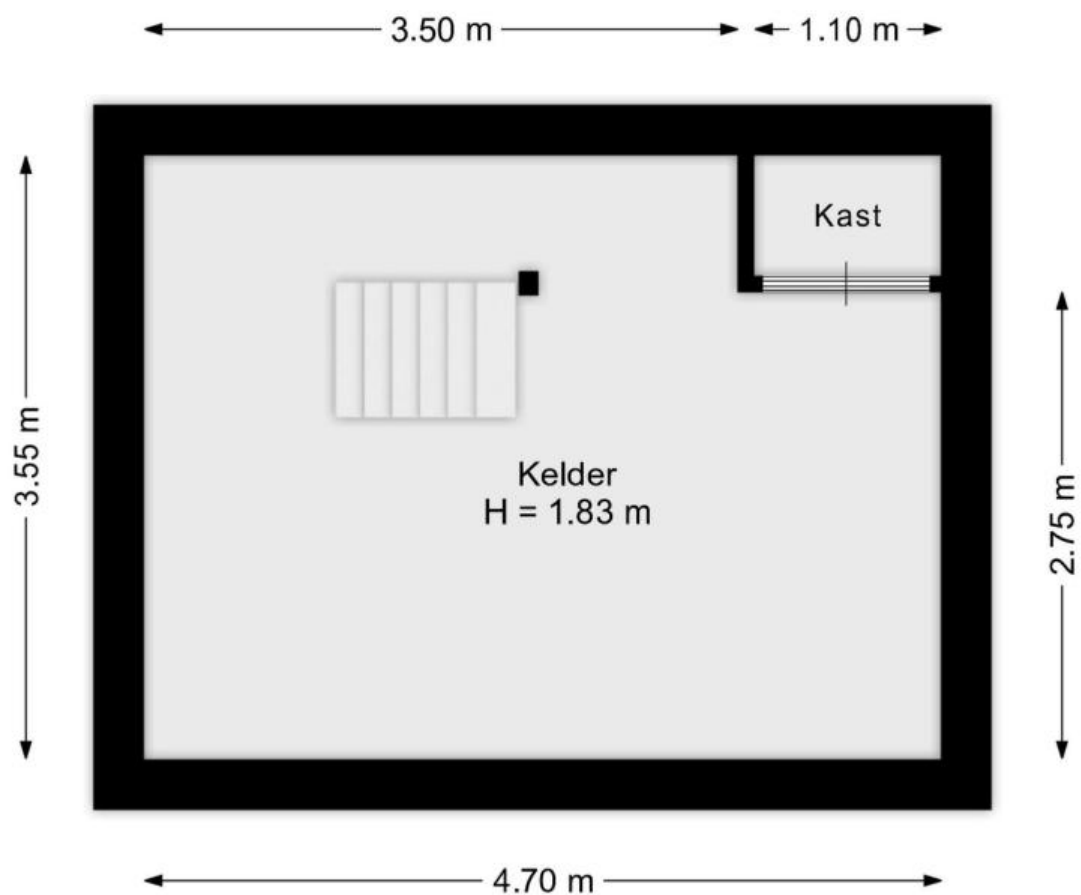




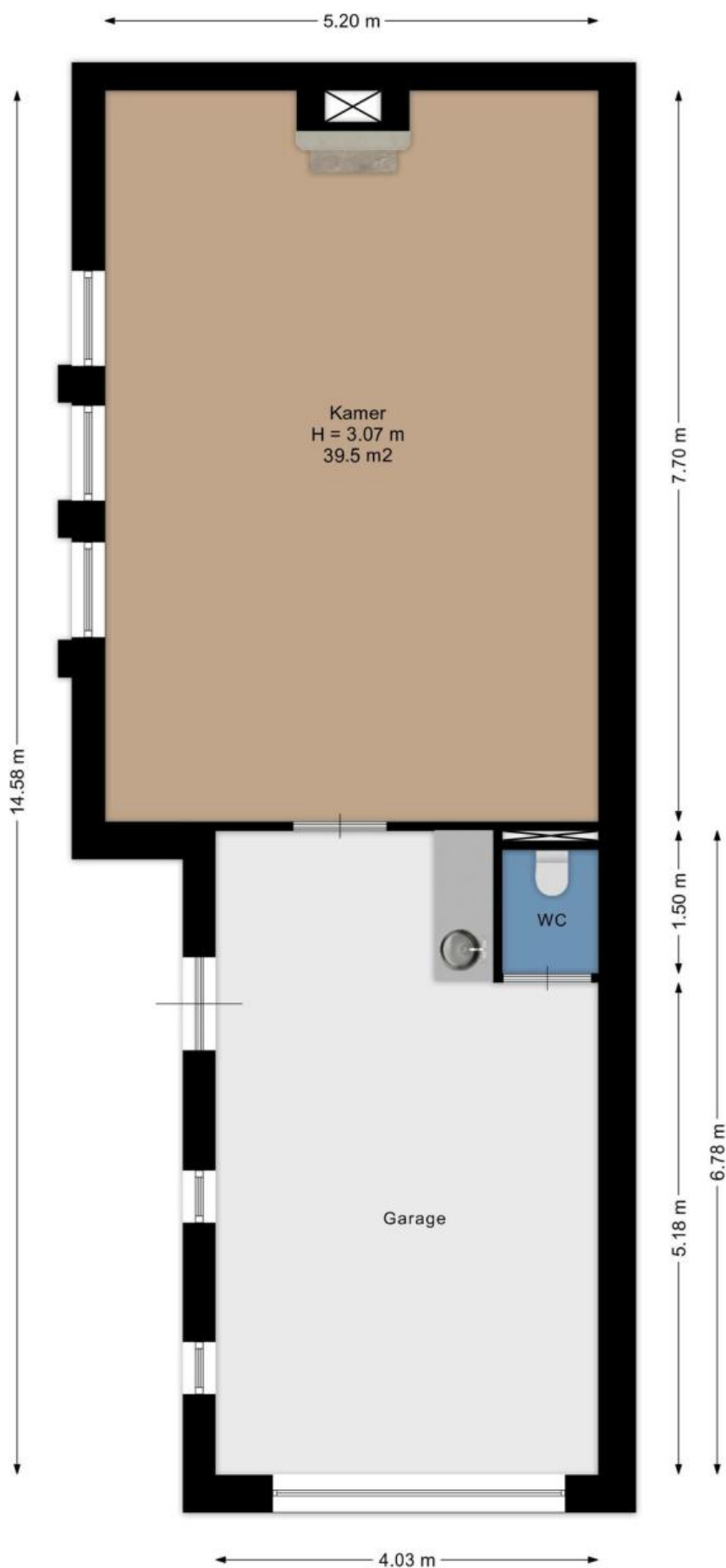


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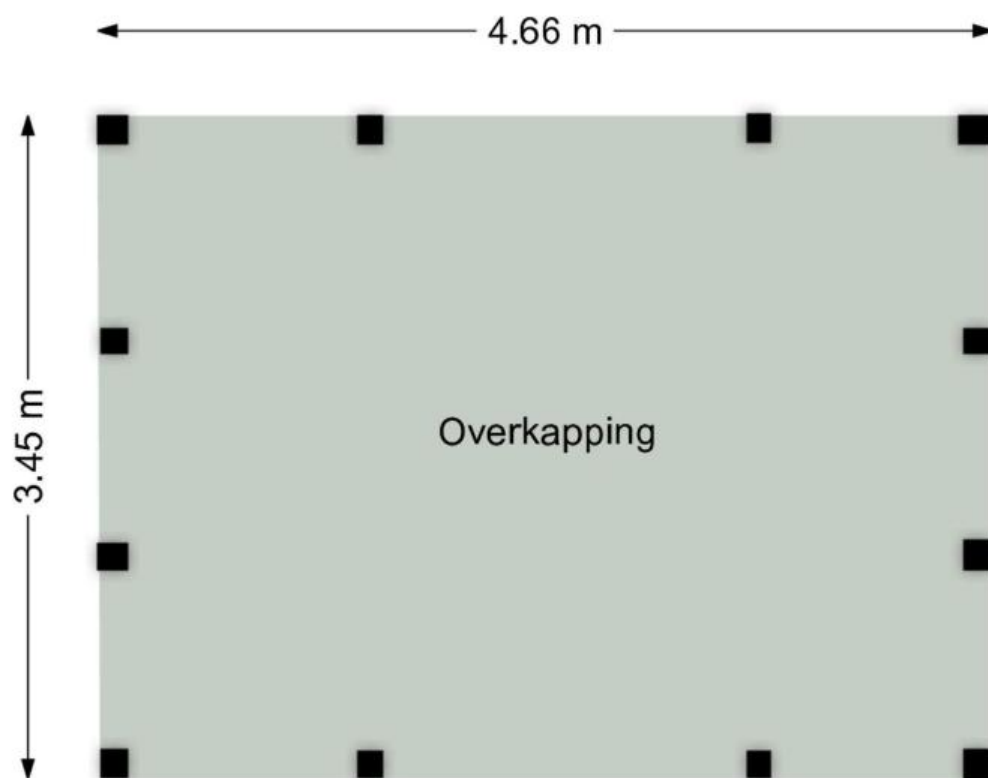




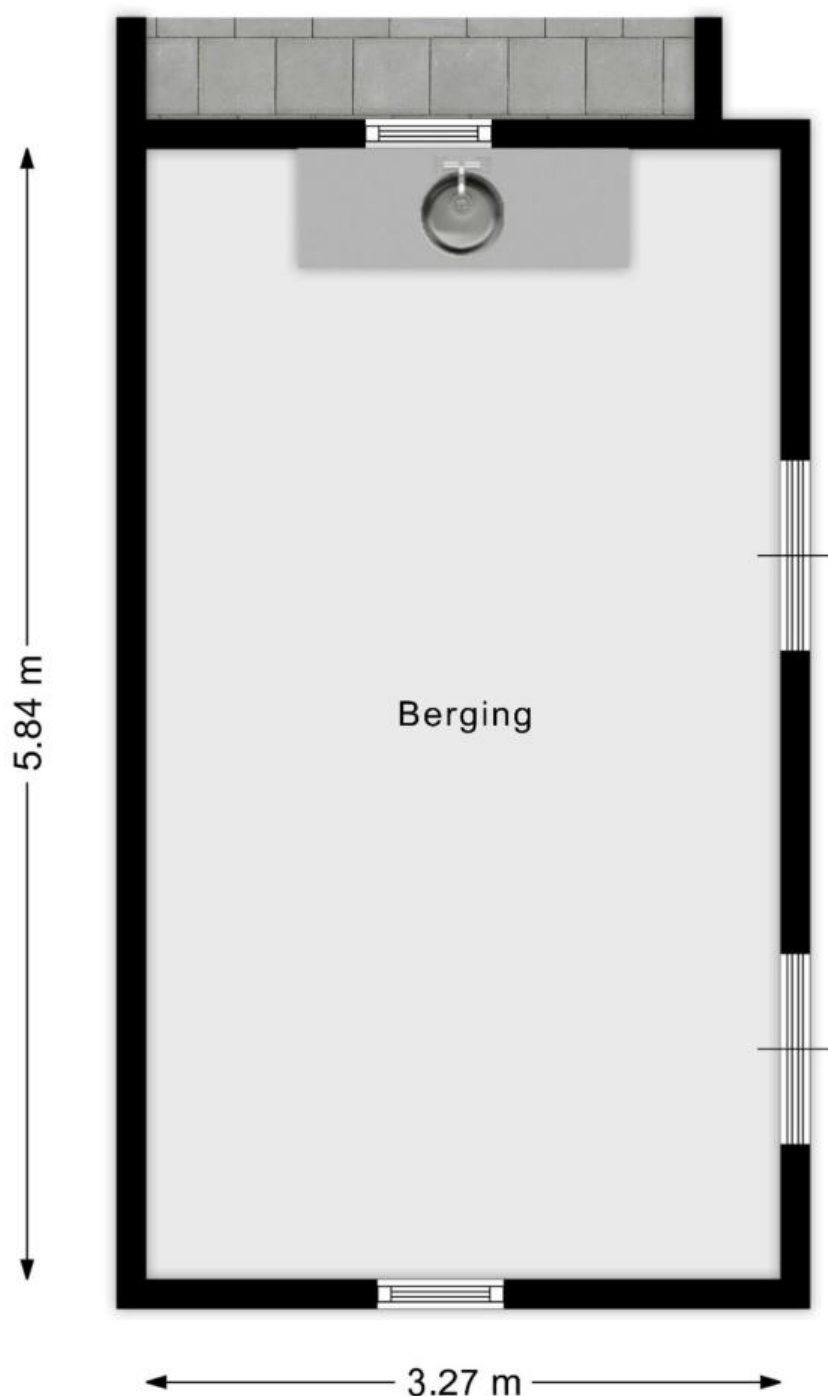
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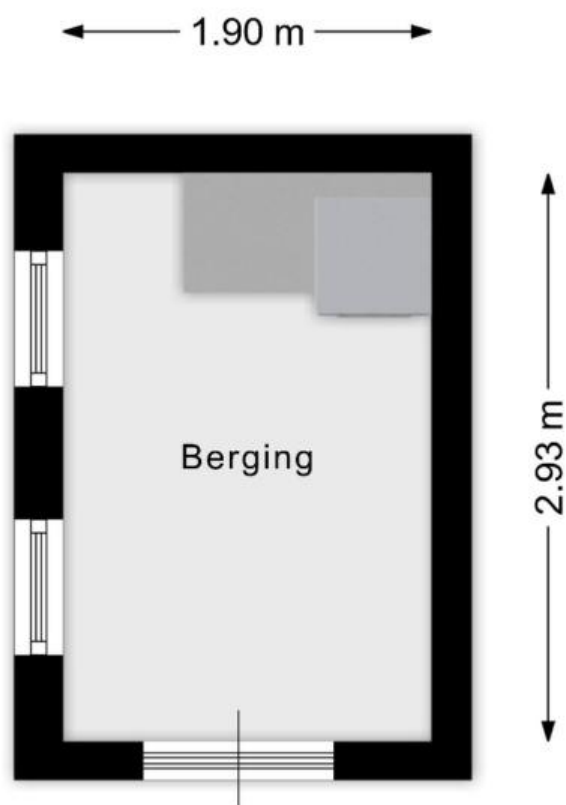
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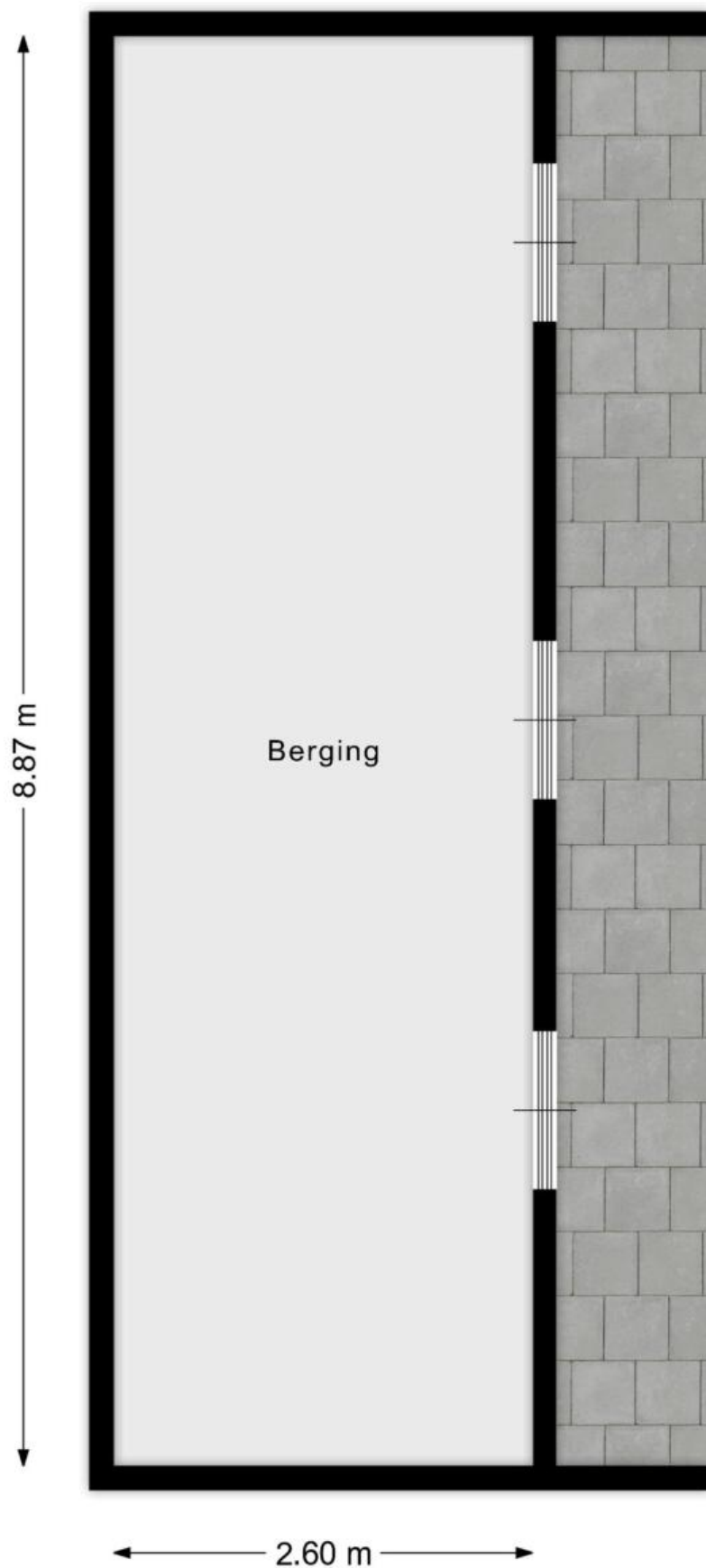
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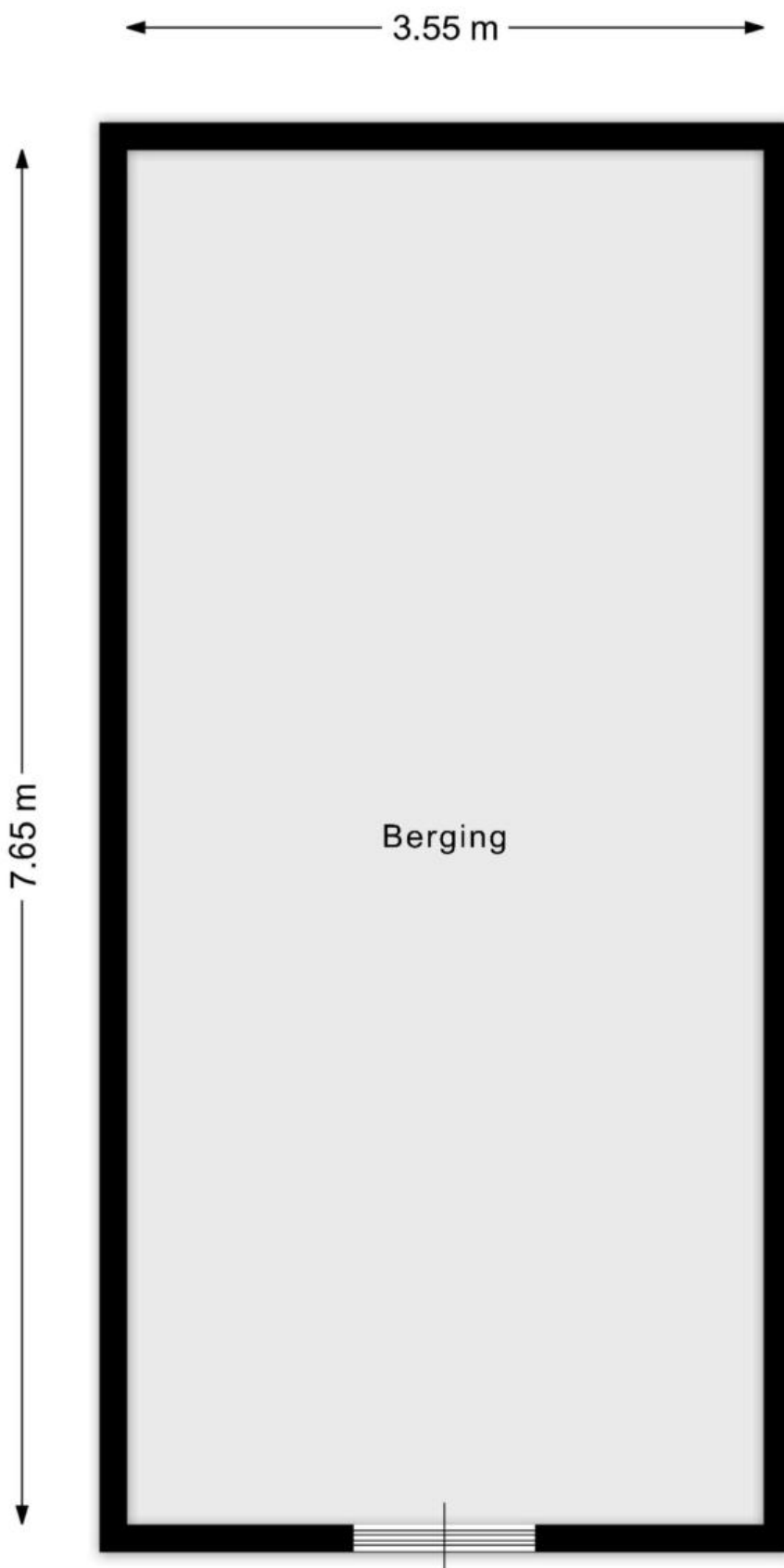
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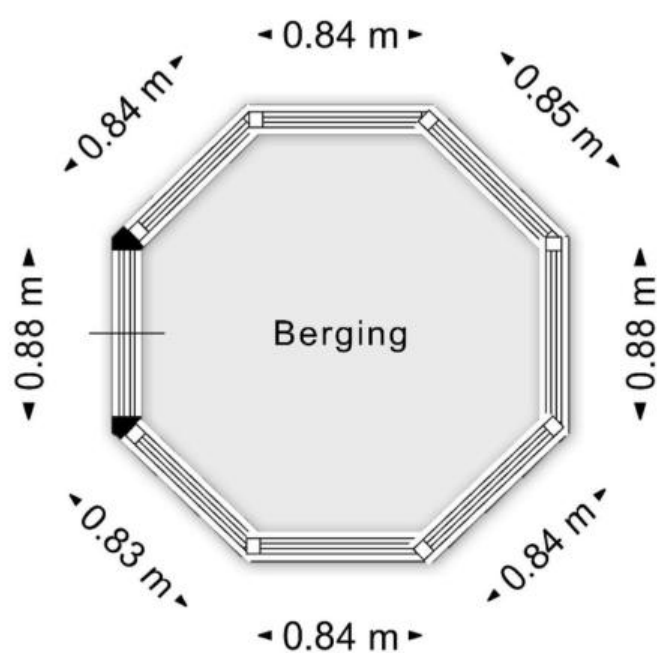
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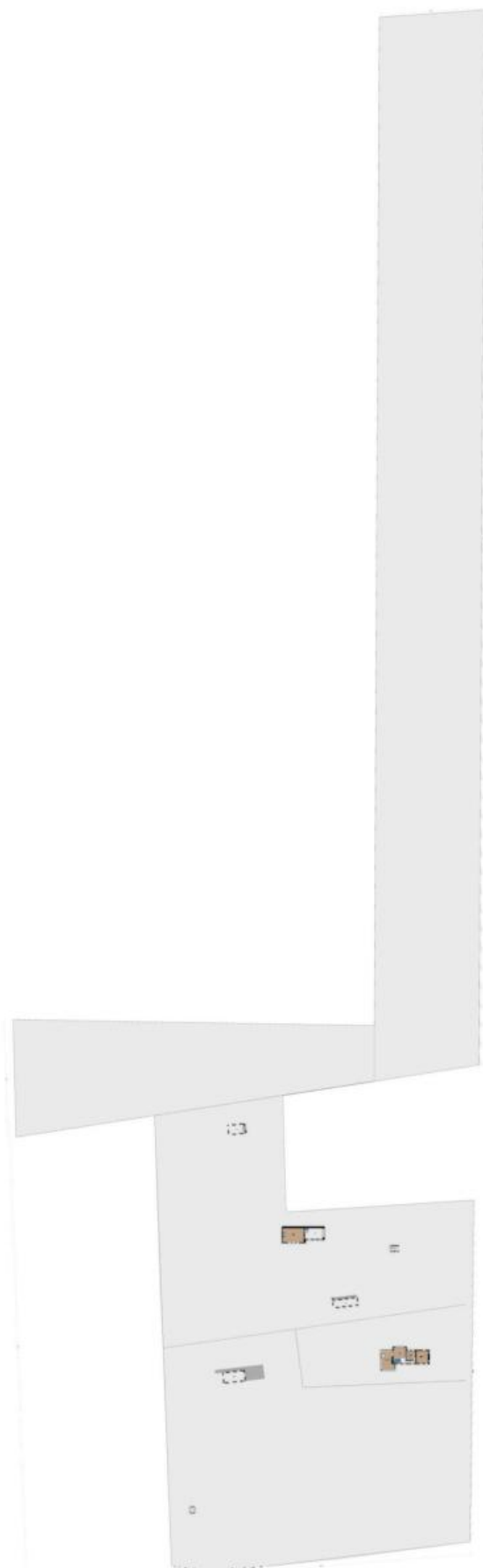
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