FOR SALE

Zuider Buiten Spaarne 58
2012 AB Haarlem

€ 449.000 k.k.

Lighthouse Property Services
Korte Lakenstraat 21
2011 ZD Haarlem

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VBO MAKELAAR

FEATURES

Price	€ 449.000 k.k.
Zipcode	2012 AB
Location	Near quiet road, In town center, In residental area, Clear view, Near waterway
Type	Terraced house
Living Surface	68m²
Volume	232m³
Rooms	2
Acceptance	In consultation
Build Type	Existing
City	Haarlem
Address	Zuider Buiten Spaarne 58
Construction Year	1984

DESCRIPTION

Well-Maintained, modern townhouse on the river Spaarne.

This modern and light-filled townhouse is situated directly on the river Spaarne, offering beautiful views over the water. The property provides approximately 68 m² of living space, arranged over three floors. It combines comfort, character and a unique waterfront location, all within a short walking distance of Haarlem's historic and vibrant city centre.

The house has an attractive layout, featuring a charming kitchen-diner on the ground floor and a bright living room on the first floor with a French balcony overlooking the water. The bedroom and modern bathroom are located on the top floor.

The property enjoys a highly desirable location along the Spaarne, close to the city centre and with convenient access to major roads leading to Amsterdam and Schiphol. Local amenities are within easy reach, while the dunes and the beach are approximately 10 km away.

In short: a delightful home in a prime location, with parking available directly in front of the property (parking permit immediately available – no waiting list in Haarlem).

Layout

Ground floor:
Entrance, cosy kitchen-diner fitted with various built-in appliances, storage cupboard housing the central heating boiler (Remeha, 2019) and meter cupboard, modern toilet with wash-hand basin, stairs to the first floor.
First floor:
Bright living room with wooden flooring and French balcony offering stunning views over the River Spaarne. Storage cupboard with connections for a washing machine and tumble dryer. Stairs to the second floor.
Second floor:
Spacious and light bedroom with wooden flooring and views over the water. Modern bathroom fitted with a shower, washbasin unit and second toilet.

General Information

Living area approx. 68 m²
Energy label B
Partly fitted with new timber and uPVC window frames with double glazing (front elevation)
Central heating boiler CW5 (Remeha, 2019)
Service charges: €48 per month

DESCRIPTION

Apartment right: 15/100th share in the community
Active and financially sound Owners' Association (VvE)
Completion in consultation; quick transfer possible.

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PHOTOS

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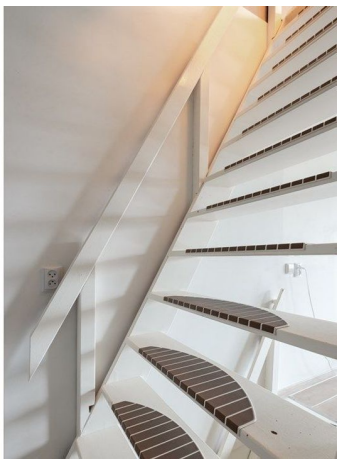

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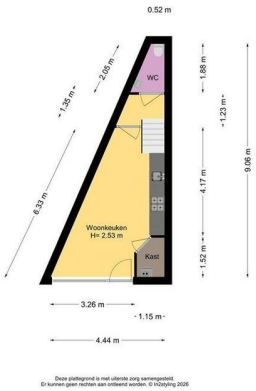
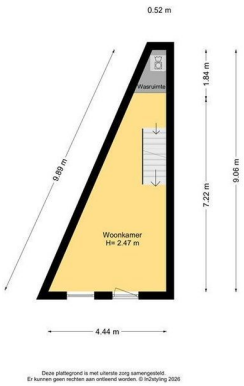
Zuider Buiten Spaarne 58, Haarlem
Begane grond



Zuider Buiten Spaarne 58, Haarlem
1e verdieping



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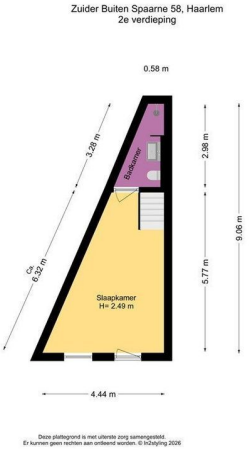

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