






# BEST PROPERTY INVESTMENT


 210 Sq Ft

 3 Bedroom

 1 Bathroom

 Office space

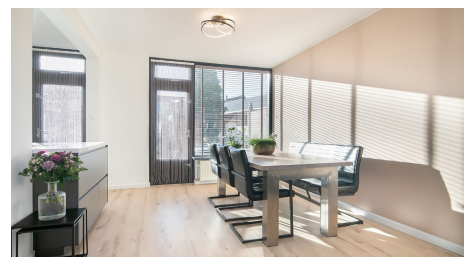
 16 solar panels

 Playground

**A HOUSE WITH A MODERN DESIGN THAT LOOKS  
LUXURIOUS AND SPACIOUS. LOW COSTS OF  
ELECTRICITY, AROUND €300,- A YEAR!**



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**Price: € 369.000,- k.k.**

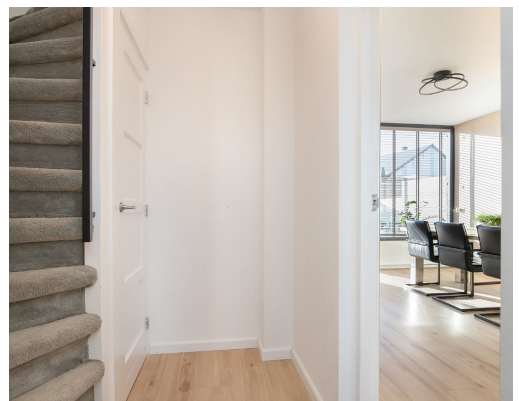
Directly behind the center of Hoek van Holland located 5-room terraced house on private land with a special but certainly unique backyard (S/W), stone shed which is now used as an office.

**Classification:**

Ground floor: entrance, enclosed porch, hall, toilet with hand basin, technical room, very spacious, bright living room, luxurious open kitchen with peninsula and induction hob, door to the spacious and sunny backyard (S/W) and in the backyard a storage room converted into an office

1st floor: spacious landing, 4 spacious bedrooms, 1 of which is used as a laundry room with washer/dryer and central heating boiler, luxurious bathroom with spacious corner bath, shower option in corner bath, washbasin and 2nd toilet.

3 bedrooms have air conditioning in combination with electric heating and the house has 14 solar panels. The house is fully equipped with double glazing.





SALFORD  
ESTATE



**Some features:**

Cadastral designation : Hoek van Holland section B number 5065

Plot size : 217 m<sup>2</sup>

Legal status : Freehold land

Year of construction : Approx. 1962

Number of rooms : 5 (incl. living room)

Parking : Plenty in the area

**NEN 2580 sizing :**

Usable residential floor area 88 m<sup>2</sup>

Internal storage space 0 m<sup>2</sup>

Building-bound outdoor space 0 m<sup>2</sup>

External storage space 6 m<sup>2</sup>

Contents of the house excl. storage room 297 m<sup>3</sup>

Shaft consumption 1085 m<sup>3</sup>

Electricity consumption 3500 kWh

Feed-in -300 kWh

This is an indication according to current occupancy (4)

Energy label already included and will follow as soon as possible.

Central heating boiler: Remeha HR 2020

**Particularities :** Located near the center on private land, sunny unique backyard and 16 solar panels



