

Den Haag

# Koninginnegracht 83

CODE DU BIEN: NL23185450



PRIX D'ACHAT: 2.200.000 EUR • SURFACE HABITABLE: ca. 313 m<sup>2</sup> • PIÈCES: 9

CODE DU BIEN: NL23185450 - 2514 AJ Den Haag

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## En un coup d'œil

|                        |                     |
|------------------------|---------------------|
| CODE DU BIEN           | NL23185450          |
| Surface habitable      | ca. 313 m²          |
| Disponible à partir du | Selon l'arrangement |
| Pièces                 | 9                   |
| Chambres à coucher     | 5                   |
| Année de construction  | 1875                |

|                     |                     |
|---------------------|---------------------|
| Prix d'achat        | 2.200.000 EUR       |
| Type de bien        | Maison individuelle |
| Surface de plancher | ca. 0 m²            |

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## La propriété



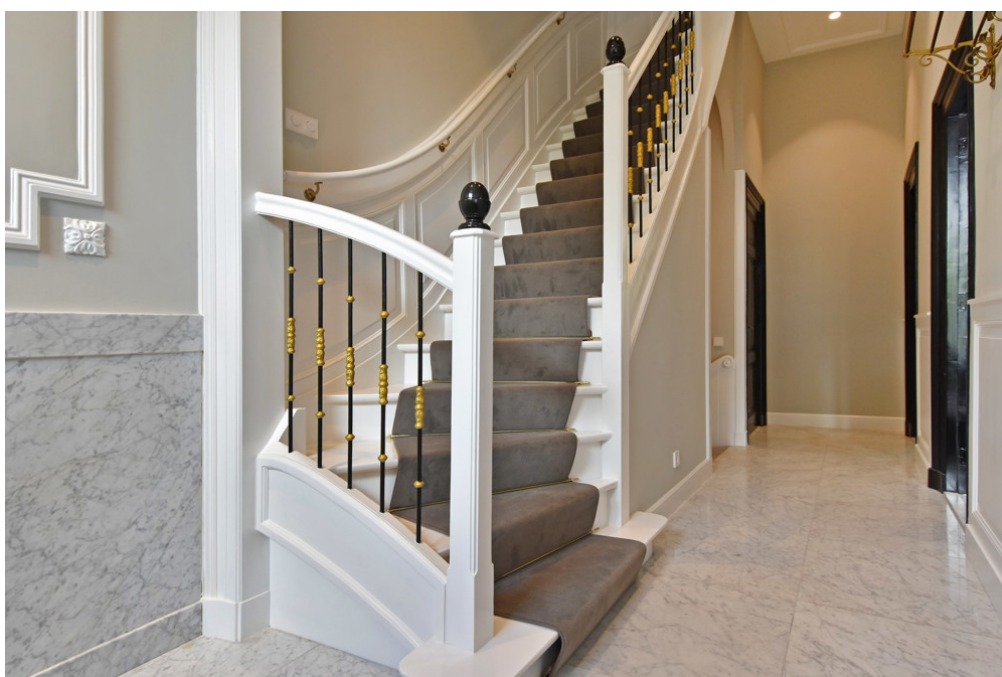
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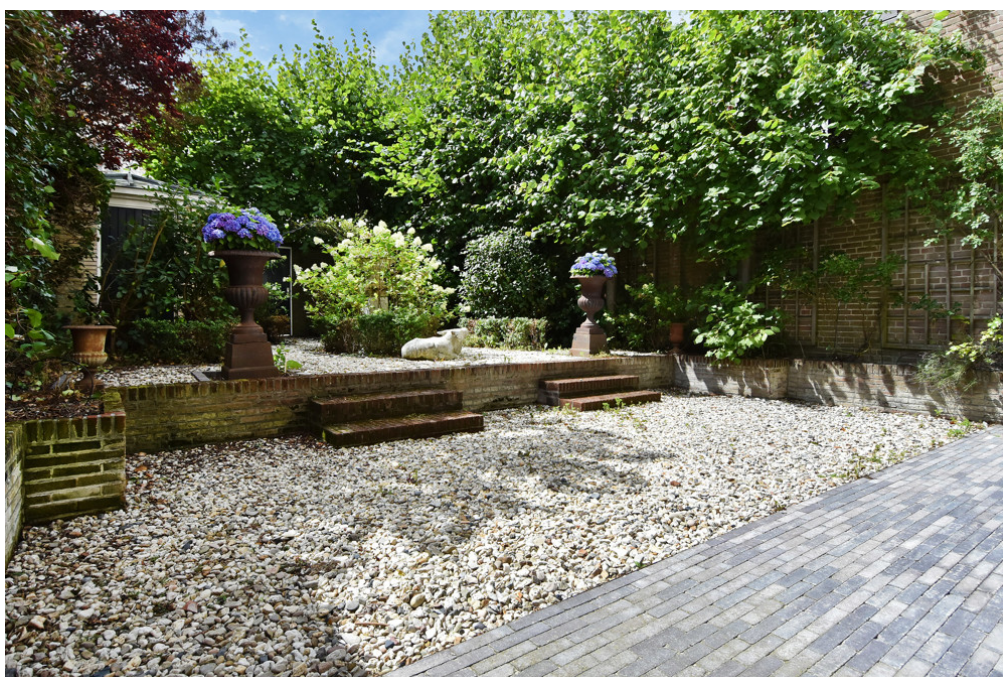
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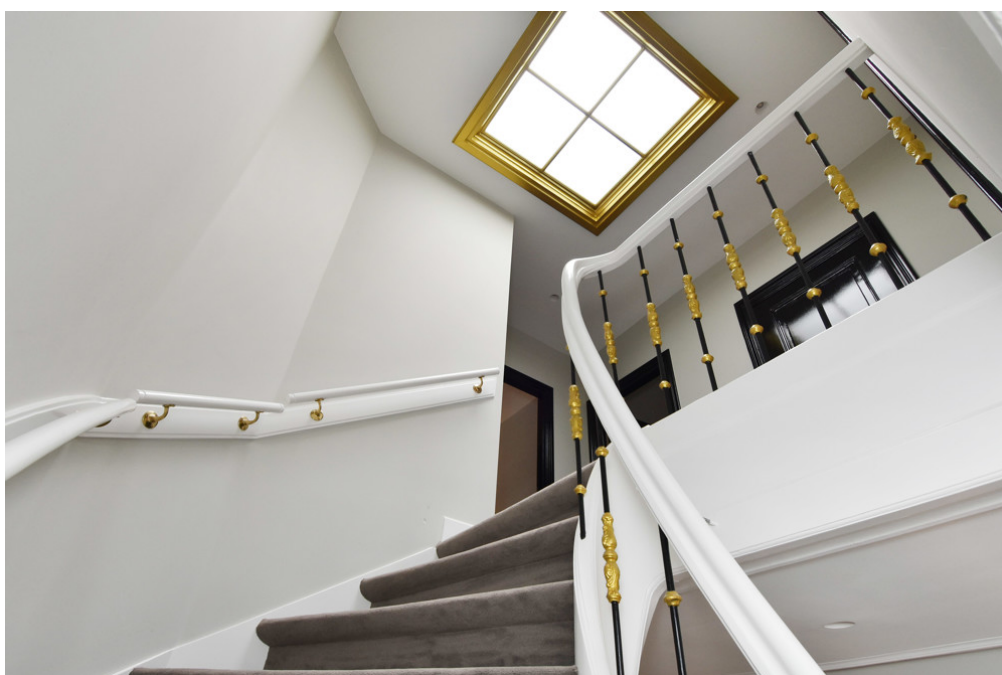
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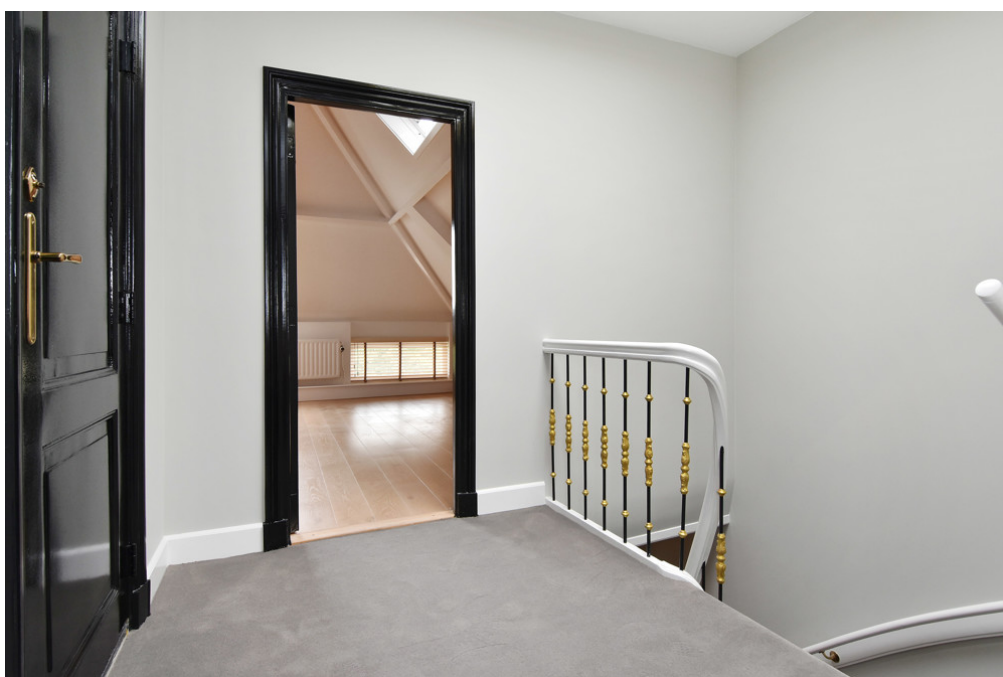
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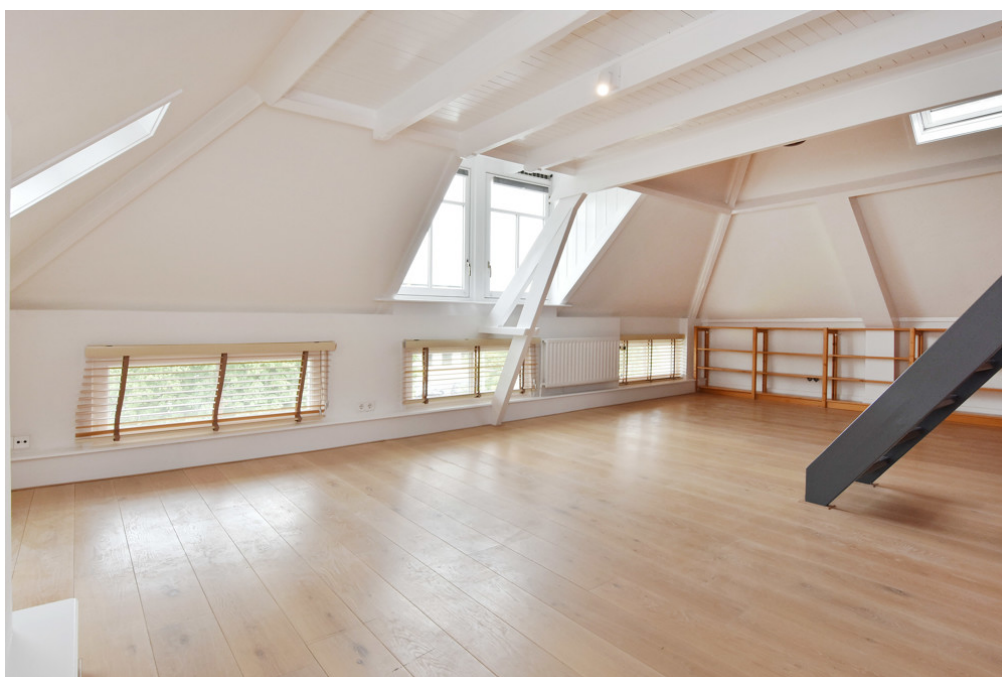
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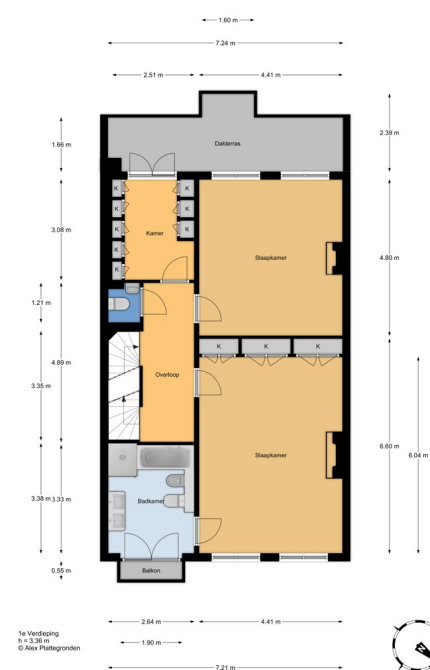
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## Une première impression

FULLY RENOVATED 5 BEDROOM 2 BATHROOM MONUMENTAL FAMILY HOME IN THE ARCHIPEL NEIGHBORHOOD WITH PRIVATE PARKING.

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## Détails des commodités

### BE THE FIRST TO EXPERIENCE A BRAND NEW RENOVATED HOME

As a fortunate resident, you have the unique opportunity to be the first to live in this extensively renovated (in 2022/2023) family home. Every detail has been carefully considered to offer the perfect blend of luxury, class, and elegance. With modern amenities and contemporary finishes, this home caters to your lifestyle needs while preserving its historic charm.

### EXCLUSIVE LIVING IN A PRESTIGIOUS AREA

Nestled in an exclusive area surrounded by embassies, this residence offers an ambiance of distinction. The option to have an au pair provides added flexibility to your family's needs, making this home adaptable to various living arrangements.

### THOUGHTFUL LAYOUT

Step inside to find an inviting entrance, a hallway, and a few steps leading to the corridor. The ground floor features a guest toilet with sink. The front of the house boasts a spacious and stately room adorned with a fireplace, while the adjoining back room offers another fireplace, this time a gas stove and French doors leading to a charming conservatory.

A flight of stairs from the corridor leads down to the basement, where you'll find a landing, another guest toilet with a sink, a front-facing kitchen-living area equipped with various appliances, a rear family room with a gas stove, and a side room. This level also provides access to the sunny garden, which features a partially covered terrace, a bicycle shed, a storage room, firewood storage, and a rear exit. Additional features on this level include a laundry room with utility meters and a separate storage space.

### MULTIPLE LEVELS OF COMFORT

Ascend the stairs to the first floor, where you'll find a landing, another guest toilet with a sink, and a generously proportioned master bedroom complete with a built-in closet wall. This room connects to a modern bathroom featuring sleek fixtures, including a bathtub, shower, toilet, and sink. A small balcony offers a charming outdoor space. At the rear of this floor the bedroom has access to a sunny balcony. Continue to the second floor using the stairs, and you'll find a landing, a toilet, and a large front room with mezzanine. There are two additional rooms at the rear of this level, accompanied by a centrally located bathroom boasting a bathtub, shower, and double sink.

### A HOME FULL OF CHARACTER AND LUXURY

Beyond its physical features, this townhouse is characterized by its historic charm, now seamlessly integrated with modern luxury. It stands on freehold property and holds the distinction of being a municipally designated monument, contributing to the rich heritage of the area. The living area spans approximately 313 square meters, offering ample

space for comfortable living.

#### AN INVITING FAMILY HEAVEN

With its impressive features, exceptional location, and thoughtful layout, this townhouse stands as a delightful haven for families seeking comfort, style, and convenience.

Experience the best of The Hague's Archipel neighborhood while enjoying the unique amenities of this elegantly renovated residence.

Indulge in the luxury of your own private parking, bask in the beauty of the garden, and relish the opportunity to live in an exclusive area that reflects the elegance and allure of the neighborhood.

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## Tout sur l'emplacement

This elegant family home is prominently situated along the canal in the sought-after Archipel neighborhood. Boasting 5 bedrooms, two bathrooms, and an impressive kitchen-living area with access to the garden. This recently renovated residence offers a blend of modern comfort and classic style. The property features a delightful and spacious garden facing southwest, complete with a convenient back entrance. Enjoy unobstructed views of the canal at the front of the house, and private parking on a dedicated parking area accessible from the back of the garden. Close to international schools and organizations, embassies and with easy access to highways and the train station.

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## Plus d'informations

- Living area 313 m2 - Fully renovated in 2022/2023 - 5 bedrooms - 2 bathrooms - Private parking - Garden with rear entrance - Bicycle shed - Monumental building - Close to international schools and organisations - Easy access to highways and central station - Close to parks, beaches and shops This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Tenant has his own duty to investigate all matters that are important to him or her. The NVM conditions apply.

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## Contact

Pour de plus amples informations, veuillez contacter votre personne de contact :

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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De Lairesestraat 51 Amsterdam

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