



Doormanlaan 49
3742 PA Baarn
€ 319.500 c.b.



All features in a row

Transfer

Asking price	€ 319.500 c.b.
Offered since	27 jul 2023
Status	sold
Acceptance	in consultation

Construction

Property category	apartment
Property type	maisonette
Property sub type	
Framework	plastic, tilt-and-turn windows, wood

Layout

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Basement	no
Attic	no
Garage	none

Area and content

Plot area (m ²)	
Living area (m ²)	75
Content (m ³)	187



Location

Location

**residential area, forested area, on a quiet road, town, district,
unobstructed view**

Energy

Heating

central

Type of hot water

central heating

Glass

double

Insulation

roof, floor, wall, complete

Energy label

Energy label

B, expire date: 11 okt 2031



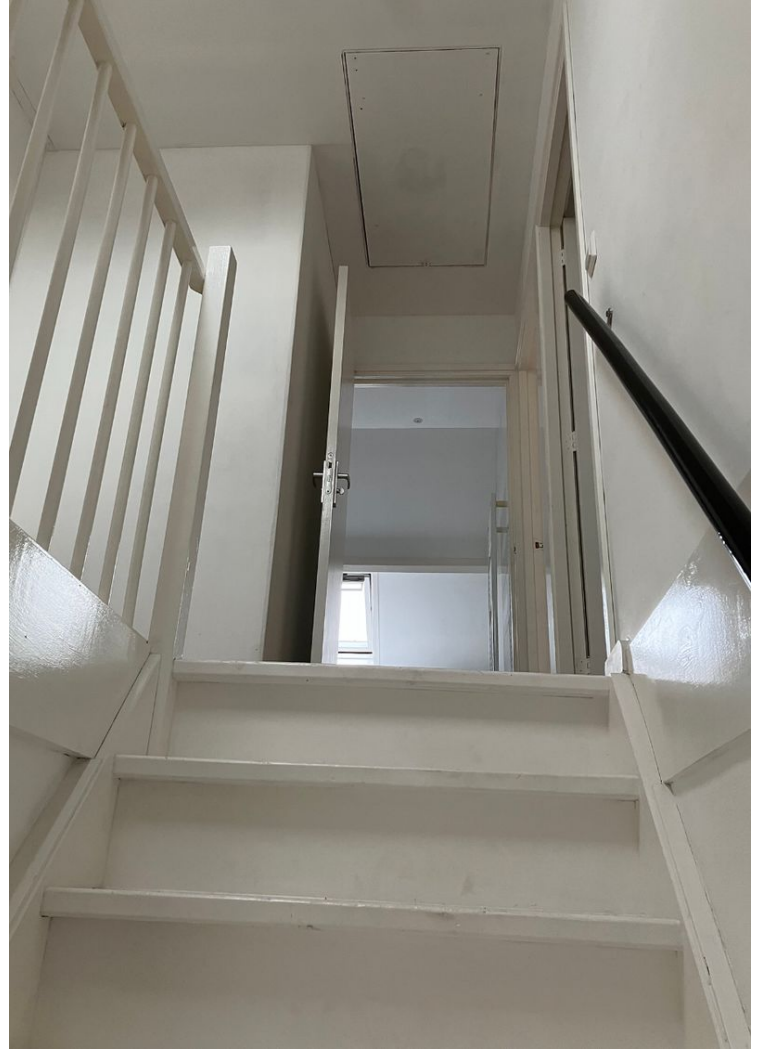
Doormanlaan 49 in focus

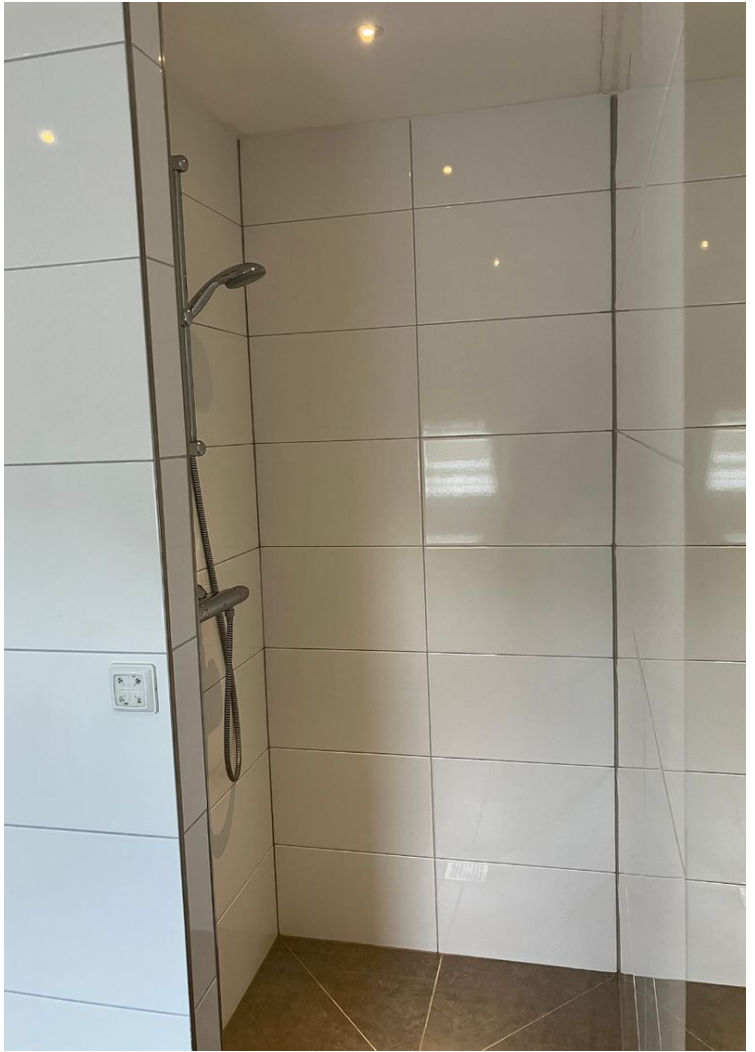


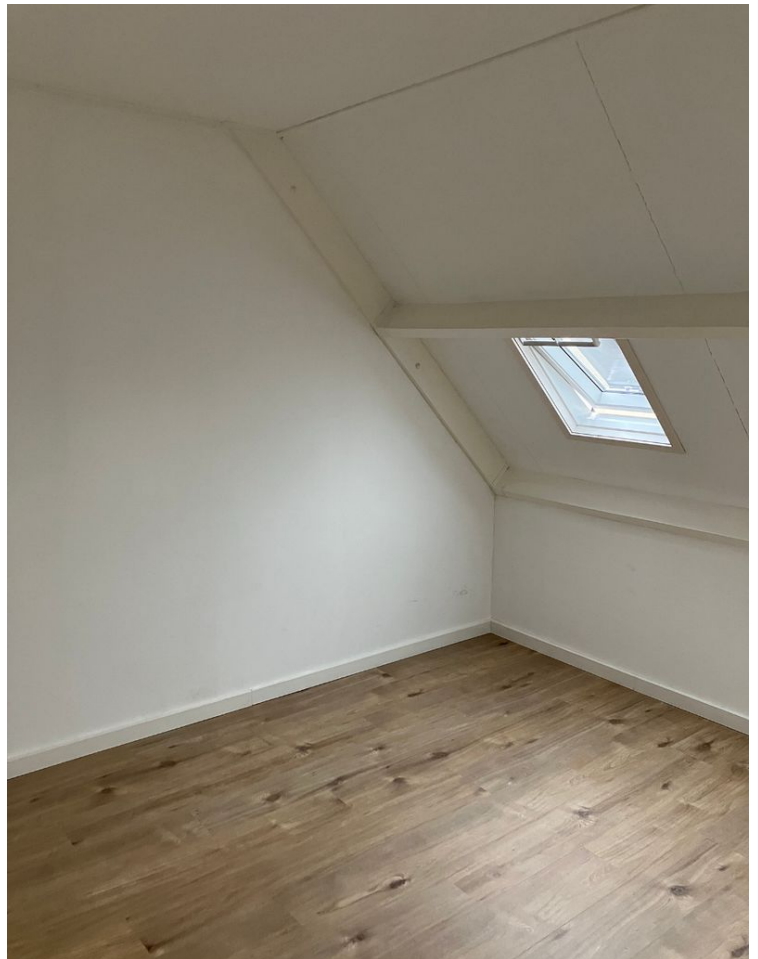






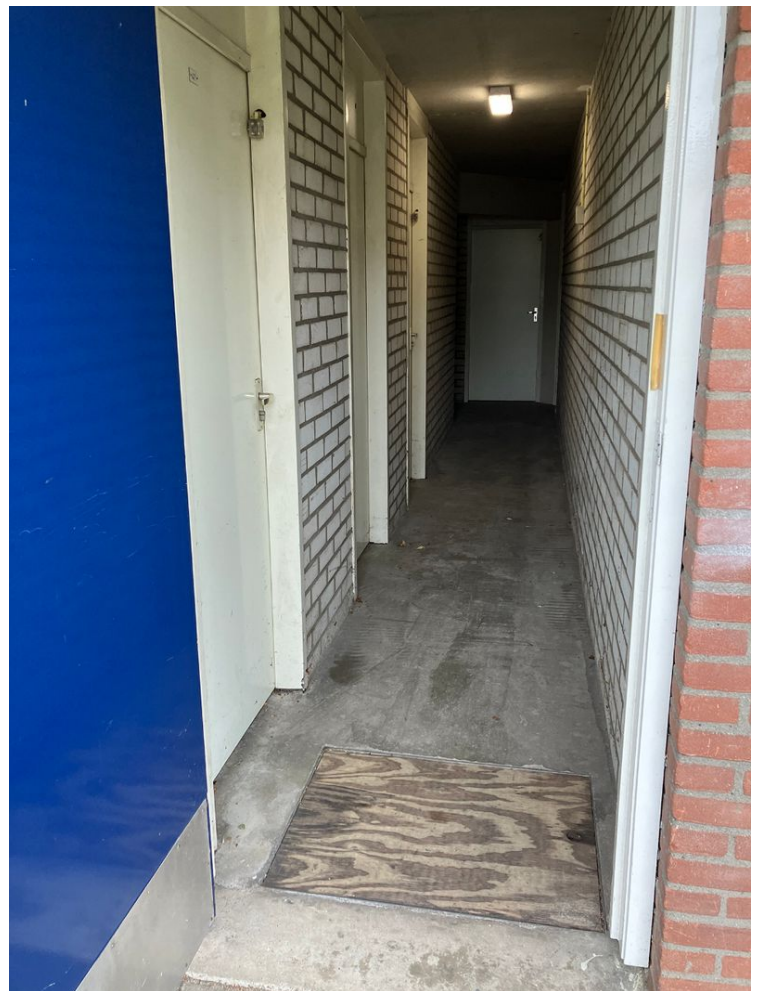


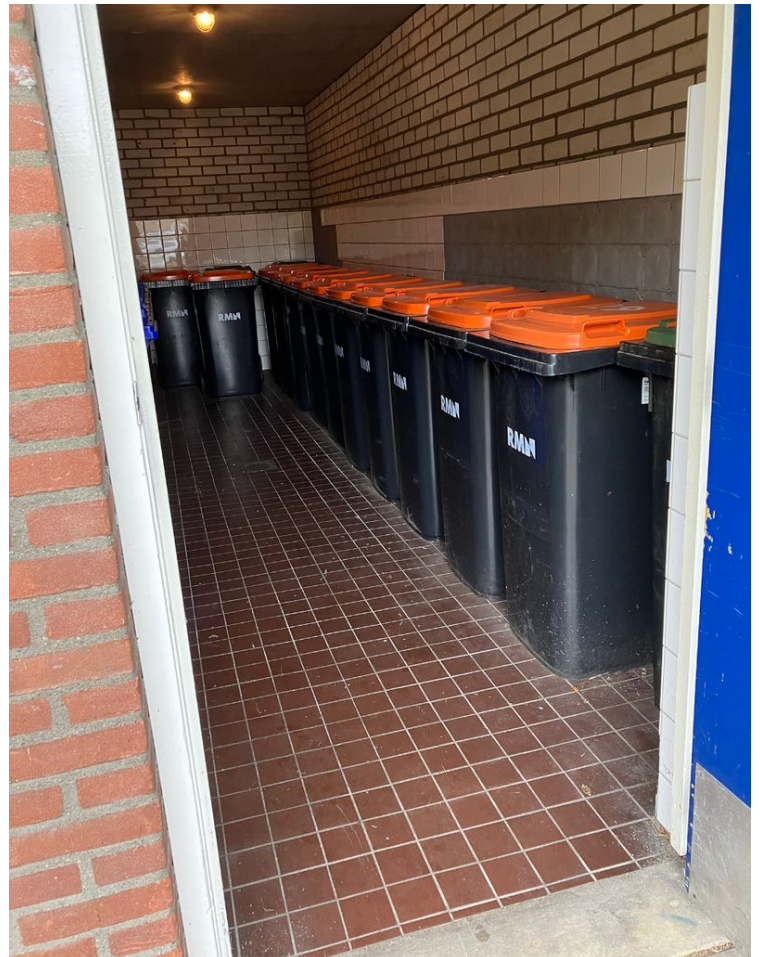
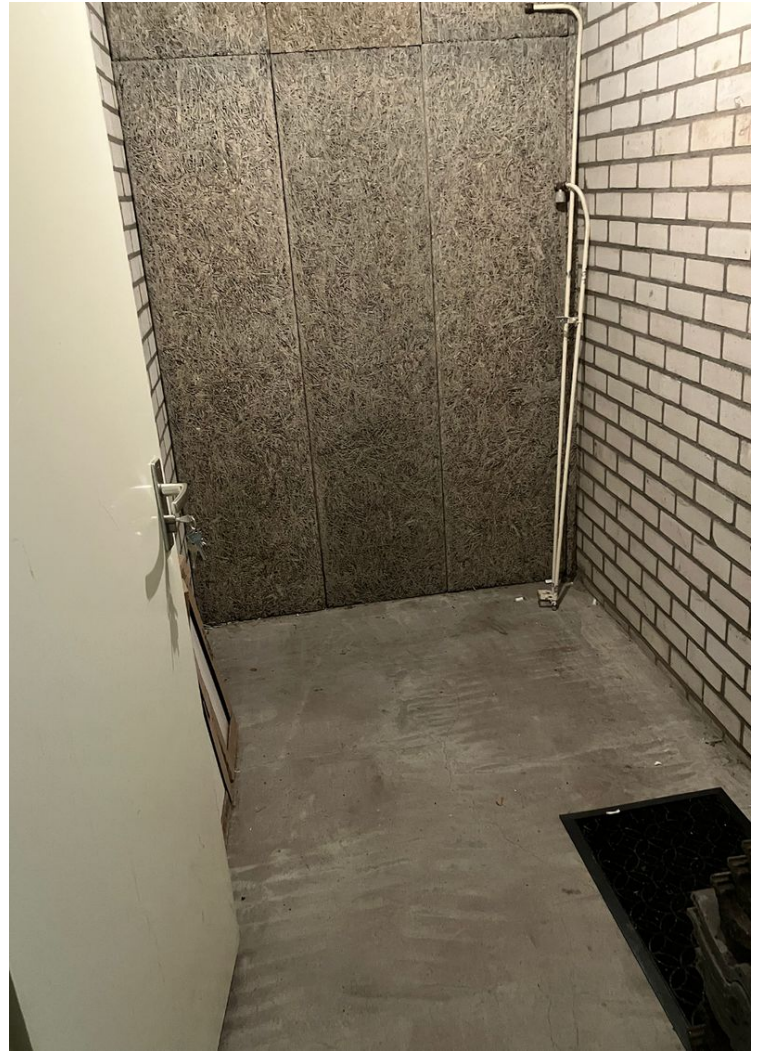
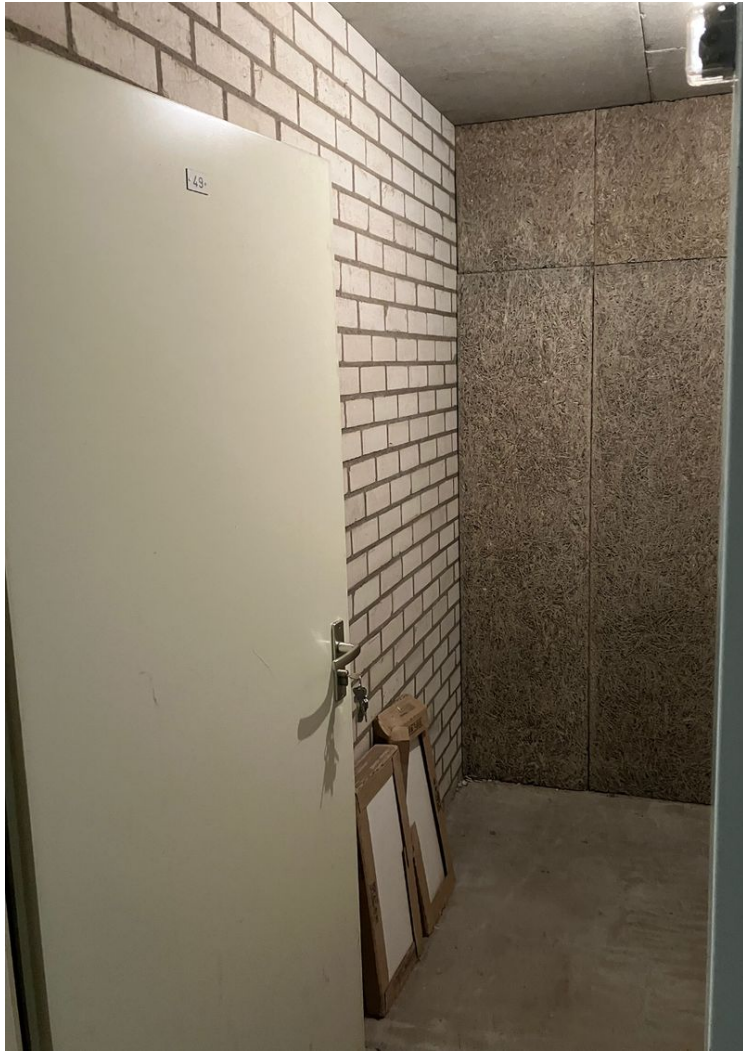




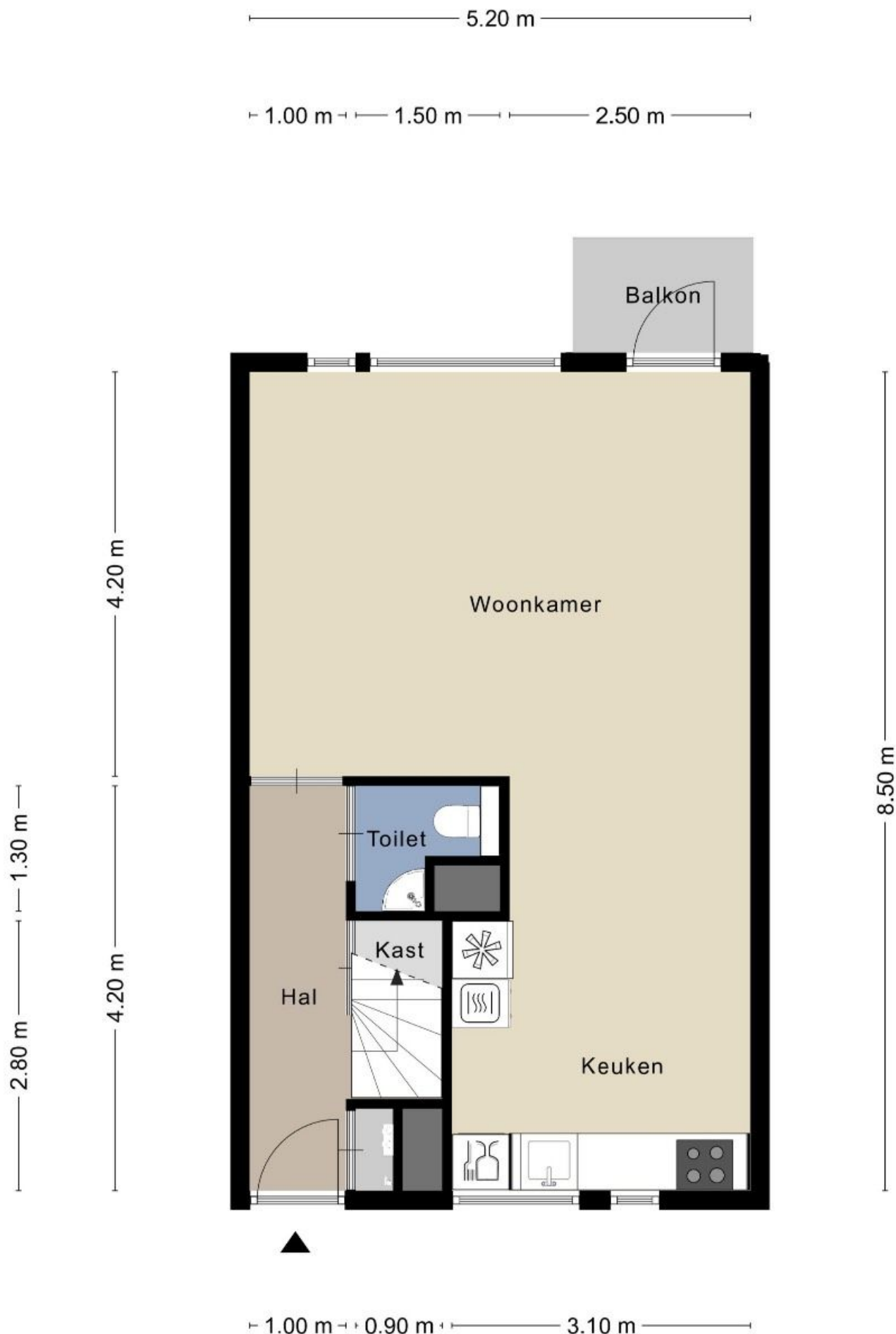








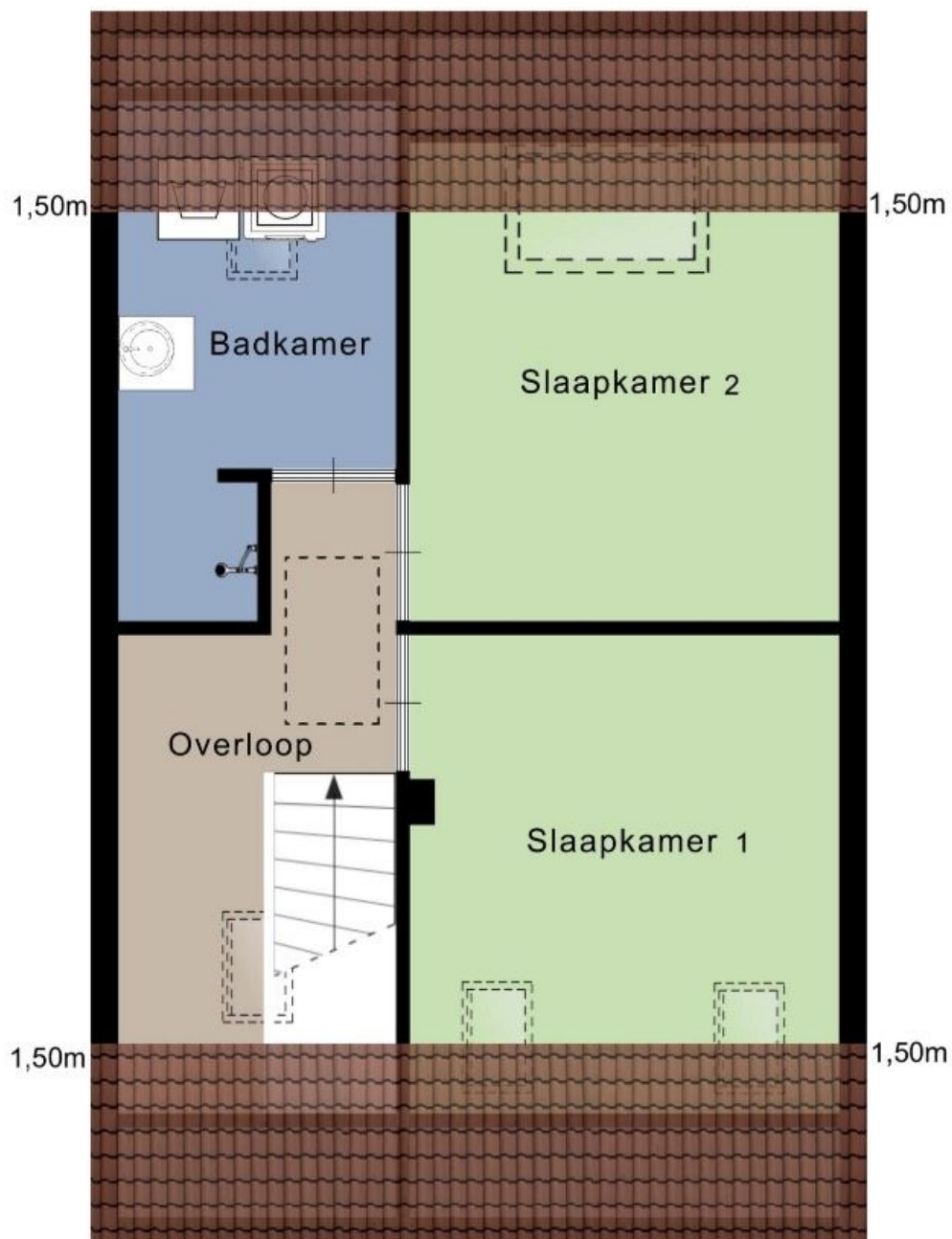




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2.00 m

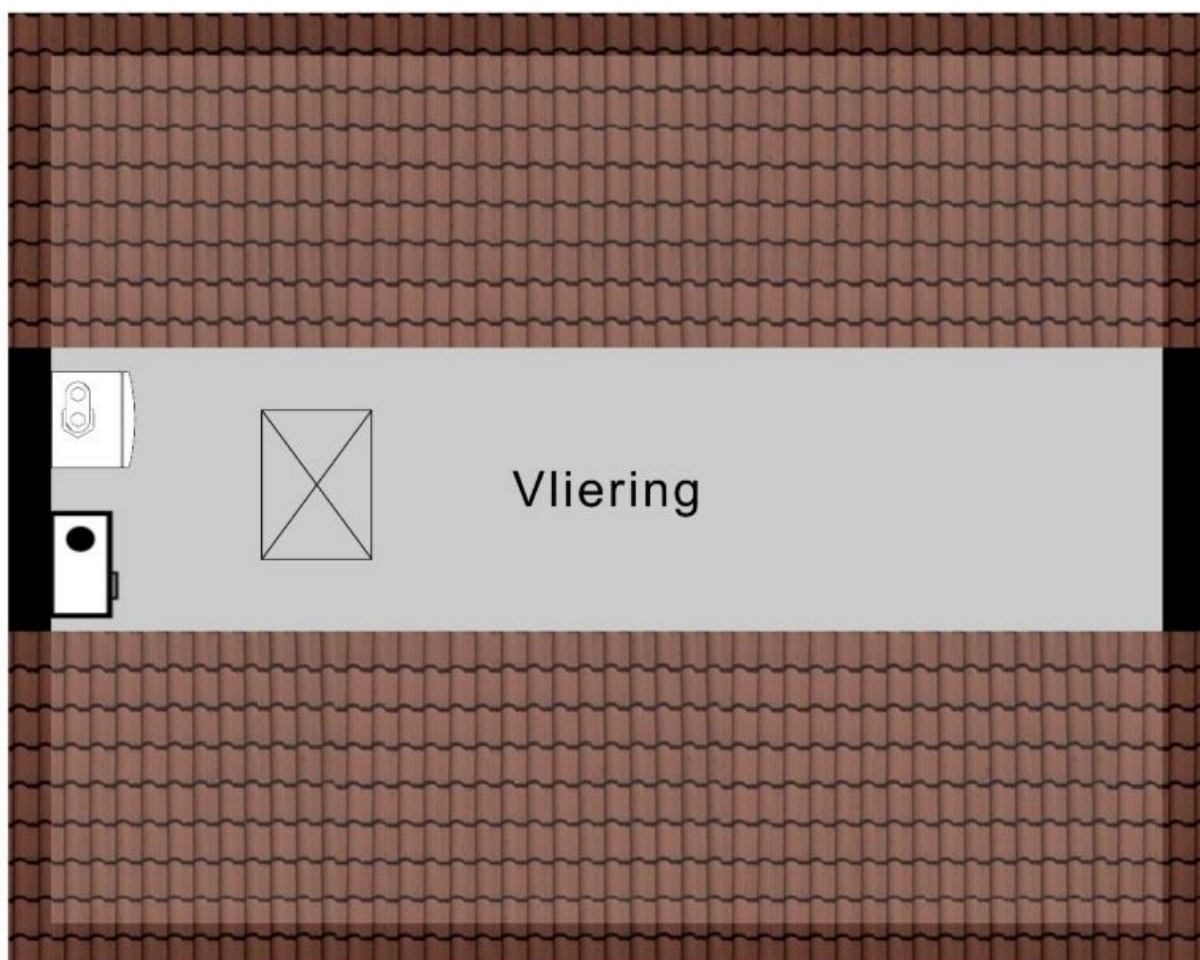
1.00 m 0.90 m 3.10 m



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5.19 m

4.05 m



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Omschrijving Doormanlaan 49

Nabij het centrum, gelegen in de rustige groene wijk van Baarn (Zeeheldenbuurt) in de nabijheid van uitvalswegen en de rivier de Eem. Fraai 3-kamer appartement (maisonnettewoning) op de eerste en tweede verdieping met inpandige berging in de onderbouw. Gesitueerd op fietsafstand van het centrum van Baarn en loopafstand van een supermarkt. De woning is gunstig gelegen ten opzichte van de snelwegen A1 en A27, Amersfoort, Hilversum, Amsterdam en Utrecht zijn goed bereikbaar.

Indeling:

Entree, gang, meterkast, trapkast, vrij hangend toilet met fontein. Lichte woonkamer met balkon. Lichte open keuken met veel kastruimte en inbouwapparatuur o.a. koelkast, combimagnetron, vaatwasser, kookplaat en afzuigkap. Vaste trap naar 1e verdieping: lichte overloop, 1e slaapkamer, 2e slaapkamer, badkamer voorzien van designradiator, wastafelmeubel, inloop douche en wasmachine en wasdroger (ter overname). Vlizotrap naar voorzolder voorzien van CV-ketel, MV-box en bergverlating. Gehele appartement is voorzien van een laminaatvloer.

Het appartement is volledig verbouwd en gemoderniseerd in 2018.

De vereniging van eigenaren is actief, de servicekosten bedragen € 131,22 per maand.

Kenmerken:

- Woonoppervlakte 75m²;
- Energielabel B (11-10-2031);
- Berging op de begane grond van 4m²;
- Goede staat van onderhoud;
- Gezonde en actieve VvE.

Bijzonderheden:

- Gehele appartement v.v. dubbele beglazing;
- Ramen v.v. buitenzonwering screens (deels elektrisch);
- Keuken, toilet en badkamer vernieuwd;
- CV-ketel en MV-box vernieuwd (lease);
- Elektra en meterkast vernieuwd;
- Nieuwe dakramen;
- Nieuwe voordeur 2023;



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* Wasmachine en wasdroger ter overname.

Aanvaarding in overleg.

English below:

Near the center, located in the quiet green area of Baarn (Zeeheldenbuurt) in the vicinity of roads and the river the Eem. Beautiful 3-room apartment (maisonette house) on the first and second floor with indoor storage in the basement. Located within cycling distance of the citycenter of Baarn and within walking distance of a supermarket. The house is conveniently located in relation to the A1 and A27 motorways, Amersfoort, Hilversum, Amsterdam and Utrecht are easily accessible.

Layout:

Entrance, hallway, fuse box, closet under stairs, free hanging toilet with fountain. Bright living room with balcony. Bright open kitchen with plenty of cupboard space and built-in appliances, including a refrigerator, combination microwave, dishwasher, stove and extractor hood. Stairs to 1st floor: light landing, 1st bedroom, 2nd bedroom, bathroom with design radiator, washbasin, walk-in shower and washing machine and dryer (for sale). Loft ladder to the front attic with central heating boiler, MV box and storage attic. Entire apartment has a laminate floor.

The apartment was completely renovated and modernized in 2018.

The association of owners is active, the service costs are € 131.22 per month.

Characteristics:

- Living space 75 square meter;
- Energy label B (11-10-2031);
- Storage room on the ground floor of 4 square meter;
- Good state of maintenance;
- Healthy and active VvE.

Particularities:





Omschrijving Doormanlaan 49

- Entire apartment with double glass windows;
- Windows with outdoor sun protection blinds (partly electric);
- Kitchen, toilet and bathroom renewed;
- Central heating boiler and MV box renewed (lease);
- Electricity and fuse box renewed;
- New skylights;
- New front door 2023;
- * Washing machine and dryer for sale.

Acceptance in consultation.



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