

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Oude Kerkstraat Ong 4271 BB Dussen

Features



53m²

130m³

Energy label A++

€ 159.500,- v.o.n.



Rotsvast Gouda

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Features

Transfer

Price: €159.500,-

Status: Available

Offered since: 26 February 2026

Acceptance: Immediately

Build

Property type: Bungalow

Construction type: Residential house

Surface areas and volumes

Volume: 130 m³

Layout

Number of bedrooms: 3

Number of bathrooms: 1

Number of floors: 1 woonlagen

Energy label: A++

Main garden: Tuin rondom

Facilities

Parking facilities: On private property

Garage types: No garage

Description

UPDATE 21 NOVEMBER 2025 – PERMIT GRANTED – GROUNDWORKS ALREADY STARTED – PLANNED COMPLETION DECEMBER 2025/JANUARY 2026

Rotsvast offers you the unique opportunity to find your own owner-occupied home in an affordable way! Thanks to an innovative housing solution with financing options, you can soon become the proud owner of a detached home. Curious? Read on!

AT A GLANCE

Compact and complete: Newly built home of 53 m², including land on leasehold for at least 15 years.

Fully customizable: Configure your home via an online configurator. Will you choose a carbon façade color or off-white?

Financing options: In cooperation with a bank, the developer offers financing opportunities.

Unique residential locations: Green, rural, urban, spread across the Netherlands. This specific offer concerns homes in Dussen, North Brabant.

Available: A turnkey housing concept, with principle agreements from the municipality and land made available.

Value insight: Indicative appraisal value available to buyers upon request.

Free consultation: Upon agreement between buyer and seller, the buyer receives a free consultation with a mortgage provider to assess the possibilities.

VISION

In the Netherlands, there are plenty of opportunities to realize homes more quickly and efficiently. This housing concept originated from thinking outside the box. Thanks to collaborations with private landowners and municipalities, various green, rural, quiet, and urban locations have been made available for the construction of detached homes. Often these are pieces of land without a concrete purpose that are now being put to sustainable use.

For the homes in this advertisement, principle agreements from the municipality and permission from landowners have already been obtained. Once the first buyers are found, permit applications will be submitted and construction will begin. In the municipality of Dussen, the 15-year permit period begins upon the delivery of the home. In various locations throughout the Netherlands, projects have already sold out or partially sold out.

This offer is an exclusive opportunity for a home in Dussen, North Brabant.

THE OFFER

On Oude Kerkstraat in Dussen lies a beautiful plot between the meadows with lovely unobstructed views at the rear of the property. Two modern, detached newly built homes are being offered here, each with a living area of 53 m². Both homes have a spacious private garden and share the driveway at the front of the plot.

Turnkey delivery: The homes are move-in ready upon completion and fully comply with the current Building Decree.

Sustainable and energy-efficient: Expected energy label A+ thanks to solar panels, heat recovery unit (WTW), a green roof, and the use of sustainable materials.

Modern and stylish: Natural materials create a harmonious exterior, while the interior is sleek and contemporary.

Complete kitchen: Equipped with a spacious countertop, kitchen cabinets, built-in refrigerator with freezer compartment, dishwasher, induction cooktop, combination microwave oven, and stainless-steel extractor hood.

Smart layout: Washing machine and dryer connections in the bathroom, which is also equipped with a walk-in shower, washbasin with cabinet, radiator, and wall-mounted toilet.

Optional comfort: Underfloor heating available as an option, making radiators unnecessary.

Optional home rotation: If desired by buyers, it is possible to rotate both homes so that both have rear-facing views of the meadows.

Parking? You can do so on your own property!

Thanks to the configurator, you can determine the color schemes and materials yourself. Luxury options can be added or omitted as desired, which will affect the final price.

OWNERSHIP & LEASEHOLD

As a buyer, you become the owner of the home, while the land is issued on a subleasehold agreement for 15 years. The monthly leasehold fee is €300, excluding €9.95 administration costs per month (2025/2026), and is indexed annually. Depending on the experience with this project and the municipality, extension or even permanent residence may be possible.

HOMES FOR SALE

Home | 52 m² | Turnkey | Plot 1 | From €169,500 incl. costs – SOLD

Home | 52 m² | Turnkey | Plot 2 | From €159,500 incl. costs

The asking price includes the foundation, utility connections, and preparing the land for construction. Plot dimensions may vary slightly due to cadastral requirements (margin of $\pm 10\%$).

THE PROCESS

Interested? Contact Rotsvast Gouda and include basic information about your financial position, so the estate agent can assess whether you qualify. After initial contact, you will receive additional documentation and access to the online configurator.

If the buyer and seller reach an agreement, three contracts will be drawn up:

Purchase agreement

Construction contract

Subleasehold agreement

FINANCING

Financing is possible through a bank, but personal funds are required due to the short mortgage term. Expect a personal contribution of 30%–40%. Further details will be provided by phone.

KEY POINTS AT A GLANCE

Financing possible, personal funds required.

Unique housing solution in green, rural locations.

Turnkey and energy-efficient.

Construction work already started – completion possible in the relatively near future.

Indicative appraisal value available.

Possible repurchase by the seller after the leasehold period; sale based on independent appraisal value.

DISCLAIMER

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INTERESTED?

Contact Rotsvast.

Media



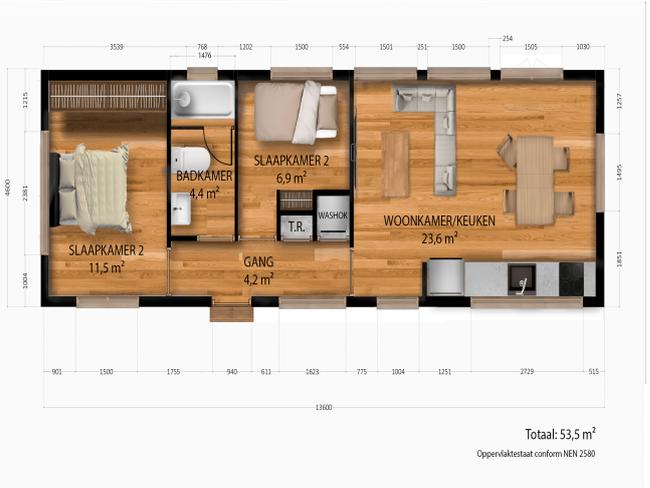
Media



Media



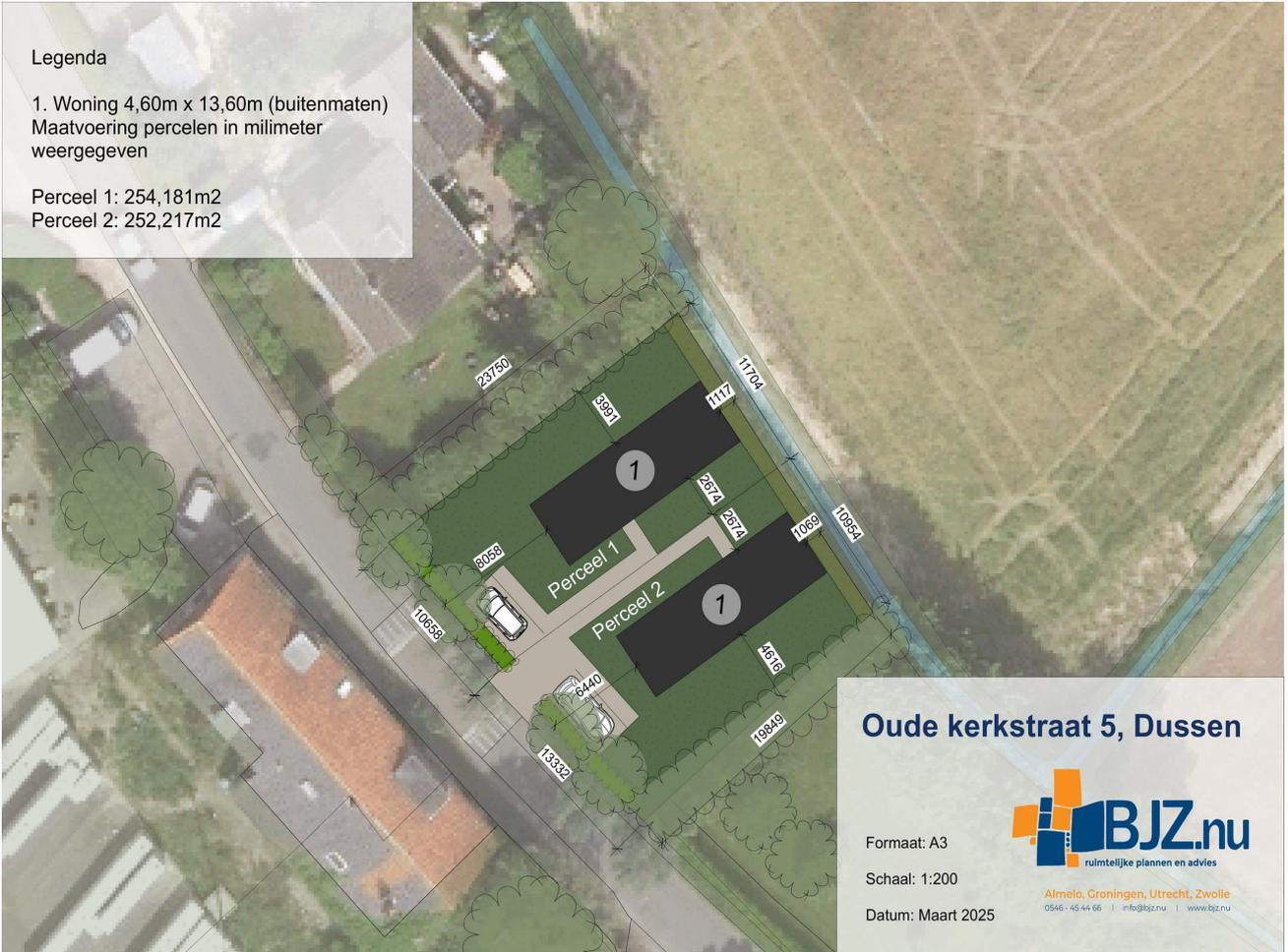
Media



Legenda

1. Woning 4,60m x 13,60m (buitenmaten)
 Maatvoering percelen in milimeter
 weergegeven

Perceel 1: 254,181m²
 Perceel 2: 252,217m²



Oude kerkstraat 5, Dussen



Formaat: A3

Schaal: 1:200

Datum: Maart 2025

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Media





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