

# ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Doctor Schaepmanstraat 20 5171 KH Kaatsheuvel





# Features



95m<sup>2</sup>

300m<sup>2</sup>

489m<sup>3</sup>

Energy label D

€ 395.000,- k.k.

Year built 1955



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# Features

## Transfer

Price: €395.000,-

Status: Available

Offered since: 05 December 2025

Acceptance: In consultation

## Build

Property type: Single-family house

Construction type: Residential house

Year built: 1955

## Surface areas and volumes

Other indoor space: 43 m<sup>2</sup>

Plot area: 300 m<sup>2</sup>

Volume: 489 m<sup>3</sup>

## Layout

Number of bedrooms: 7

Number of floors: 3 woonlagen

Energy label: D

Heating: Central heating boiler, open haard

Boiler fuel: Gas

Cadastral municipality: Loon op zand

Ownership: Eigendom belast met gebruik en bewoning

Main garden: Back garden

Main garden area: 135m<sup>2</sup>

Main garden location: West

## Facilities

Parking facilities: Public parking, on private property

Garage types: Attached (brick)



# Description

A FAMILY HOME WITH SPACE, TRANQUILLITY AND REAL LIVING COMFORT –  
SCHEDULE YOUR VIEWING NOW!

At Doctor Schaepmanstraat 20 in Kaatsheuvel, you'll find one of those homes that instantly makes you think: yes, this feels right. Spacious, bright, wonderfully practical in its layout, and located in a street where people still greet each other.

This semi-detached home is not only generous in size but also surprisingly multifunctional thanks to the large garage/practice space. Ideal if you work from home, need a hobby room, or simply want extra storage or workspace.

THIS IS WHERE YOU WANT TO LIVE – KAATSHEUVEL AT ITS BEST

Living in Kaatsheuvel means living in a vibrant village. A place where the warm Brabant lifestyle and all essential amenities come together. Everything you need is truly within reach. And yes... the Efteling theme park is practically around the corner. How luxurious would you like it?

But Kaatsheuvel is more than the most famous park in the Netherlands. Think of National Park “De Loonse en Drunense Duinen,” where you can walk, cycle, or unwind as if you're on holiday. Peace, space, and energy — all within the same postcode.

THE HOUSE – SPACIOUS, BRIGHT AND VERY USER-FRIENDLY  
ENTRANCE & GROUND FLOOR – A WARM WELCOME WITH A GREAT LAYOUT

You enter through the spacious hallway. On the left you'll find the toilet, straight ahead the staircase and convenient storage cupboards. Continue walking and the home opens into a wide, bright living room that immediately feels calm and inviting.

The sitting area is located at the front, featuring large windows that let in plenty of natural light. At the rear is a generous dining area that flows seamlessly into the kitchen.

The kitchen is centrally positioned and offers a practical layout with a view of the backyard. From here, you have direct access to the huge garage/practice space — perfect for self-employed professionals, creatives, or hobbyists. The large double doors make the space ideal for storage, bikes, a workbench, or an atelier.

Routing from the front door:

Entrance / hall

Toilet + storage cupboards

Into the living room (left)

Walk through to dining area and kitchen

From the kitchen to the back door and spacious garage/practice room

Everything about the flow makes daily living effortless.

**FIRST FLOOR – THREE ROOMS WITH PLENTY OF SPACE**



A staircase brings you to the landing, which provides access to three comfortable bedrooms and the bathroom.

Bedroom 1 (rear): spacious, bright and ideal as a master bedroom.

Bedroom 2 (front left): perfect as a children's room or home office.

Bedroom 3 (front right): equally suitable as a sleeping or working space.

The central bathroom is equipped with a shower, toilet, and washbasin.

Routing:

Landing

Bathroom straight ahead

Two bedrooms at the front

Large bedroom at the rear

The second floor is accessible via a loft ladder. At the top is a large attic storage room.

Routing:

Stair access

Spacious attic room

Storage space on both the left and right sides

This floor significantly increases the usable space of the home — a rarity in this price range.

THE AREA – KAATSHEUVEL, A TRULY PLEASANT PLACE TO LIVE  
AMENITIES – EVERYTHING WITHIN EASY REACH

Kaatsheuvel offers an impressive range of facilities for a village, including:

4 primary schools, several preschools and childcare centres

Supermarkets such as Jumbo, Albert Heijn, Lidl and Plus



Drugstores including Etos and Kruidvat

A shopping centre with over 100 shops, from fashion to fresh produce

Doctors, dentists, physiotherapists and a pharmacy

In short: living here means living comfortably.

#### SPORTS & LEISURE – SOMETHING FOR EVERYONE

Sports options are plentiful:

Football at DESK or SV Capelle

Swimming at De Werft

Gymnastics, volleyball, tennis, padel — it's all here

And of course, the Drunense Duinen for runners, mountain bikers, and hikers

## ACCESSIBILITY – PERFECTLY CONNECTED WITH THE REGION

The location is ideal:

Tilburg – 15 minutes by car

Waalwijk – 5 minutes

Den Bosch – 20 minutes

Breda – 25 minutes

Kaatsheuvel has no train station, but the bus connections are excellent. Buses to Tilburg, Den Bosch and Waalwijk run frequently, and cycling routes quickly take you to neighbouring towns.

## THIS IS ONE YOU DON'T WANT TO MISS

Doctor Schaepmanstraat 20 offers exactly what families are looking for: space, comfort, a large multifunctional garage/practice area, and a location in a pleasant street within a village that has everything.

Ready to experience this home for yourself? Call us today to schedule a viewing. Don't wait too long — homes like this never stay available for long.



# Media





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