

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Bosscherweg 17 A 6219 ND Maastricht

Features



152m²

850m²

537m³

Energy label C

€ 599.000,- k.k.



Rotsvast Maastricht

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Features

Transfer

Price: €599.000,-

Status: Available

Offered since: 01 May 2026

Acceptance: In consultation

Build

Property type: Single-family house

Construction type: Residential house

Surface areas and volumes

Plot area: 850 m²

Volume: 537 m³

External storage: 17 m²

Layout

Number of bedrooms: 7

Number of floors: 4 woonlagen

Facilities: TV cable, sliding door, sauna, solar panels

Energy label: C

Insulation: Roof insulation, wall insulation, double glazing

Hot water: Central heating boiler

Cadastral municipality: Oud-vroenhoven

Ownership: Full ownership

Facilities

Parking facilities: On private property

Garage types: Parking space

Description

Unique opportunity! Sometimes true gems come along that you have been waiting for for a long time. Don't miss this chance!

Would you like to live in complete comfort and feel like you are on holiday every day? Within cycling distance of the centre of Maastricht, this characterful semi-detached home is situated on a generous plot of no less than 850 m². Rich in history, this exceptional property has been fully modernised from roof to basement and extension to meet today's standards. The house features 12 solar panels, parking for 2 to 4 cars on private grounds, and of course a charging point for your electric car. Every day you can enjoy breathtaking panoramic views over the picturesque Meuse landscape. And if you would like to go kayaking or cast a fishing line, you can simply walk from your back garden straight to the water.

Inside, almost everything has been renovated, improved, and extended, while preserving the authentic character. Think insulated walls, a renewed insulated roof, new window frames with HR++ glazing, and stylish Van Eyck shutters throughout most of the house. Original stained-glass windows and oak beam structures have been retained, creating the perfect combination of history and contemporary living comfort. In addition, the entire heating system, plumbing, and electrical installations have been renewed, including the fuse box and wiring.

Layout

Ground Floor

Through the authentic front door, you enter the dining room with open-plan kitchen on the ground floor. This modern, handleless high-gloss white kitchen (2019) is equipped with all necessary appliances, including a dishwasher (2024), Quooker tap, and Bora hob. A wonderful place to enjoy breakfast, lunch, or extended dinners with friends and family.

From the kitchen, you have direct access to the spacious outdoor terrace (approx. 40 m²) with wooden decking and plenty of room for multiple seating areas. From this elevated street-level position, you enjoy unrivalled views over your own garden and the Meuse landscape. A wooden outdoor staircase leads down to the garden.

The garden includes several garden houses with canopies, practical storage spaces, and a private sauna. Thanks to the generous 850 m² plot, you experience a wonderful sense of freedom outdoors every day. There is space for outdoor cooking, several cultivated sections, seating areas, a chicken enclosure, room for children to play, and a spacious vegetable garden. You live surrounded by greenery while still being close to the city.

Basement / Garden Level

At garden level you will find the spacious living room with underfloor heating. This modern extension (2021) features sliding doors opening onto the garden, seamlessly blending indoor and outdoor living. This level is also accessible via the side of the house, where the second main entrance is located and can be reached directly from the private parking spaces.

You enter through a stylish entrance hall with cloakroom and steel pivot door. This floor also offers a second toilet and a fitted utility room with bar. With a few adjustments, a third or fourth bedroom could easily be created here.

First Floor

Here you will find a spacious study with views over the front of the house. Naturally, this room could also serve perfectly as an additional bedroom. The room includes a custom-built fitted wardrobe.

This floor also features a luxurious and high-quality bathroom (2021) with underfloor heating, a freestanding bathtub, walk-in shower, and double washbasin.

Second Floor

This floor offers two spacious bedrooms. The master bedroom has a large dormer window (cast in mould), from which you can enjoy stunning open views over the unique landscape and the Meuse. The second bedroom, also fitted with a cast-mould dormer window, is ideal as a children's room, guest room, or home office.

Outdoor Space

From the kitchen you access the large roof terrace with wooden decking and several seating areas. Here too, you can enjoy beautiful views over the large garden with low-stem and half-standard fruit trees, cultivated plots, and the Meuse landscape beyond.

From the living room with sliding doors, you step directly into the spacious garden, which offers a lovely balance of sunny and shaded areas thanks to three characteristic ash trees. At the front of the house there is also a garden with terrace, sheltered by pleached trees. At the side of the property there is private parking space for up to 4 cars, with EV charging point available.

Are you looking for an atmospheric home with character, space, luxury, and a unique location near the centre of Maastricht while still surrounded by nature? Then this is your chance. Contact us today to arrange a viewing and be surprised by everything this unique property has to offer!

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