

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Mr. D.J. van Heusdestraat 46 2806 XJ Gouda

Features



74m²

247m³

Energy label D

€ 289.000,- k.k.

Year built 1928



Rotsvast Gouda

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Features

Transfer

Price: €289.000,-

Status: Available

Offered since: 26 June 2026

Acceptance: Immediately

Build

Construction type: Apartment

Year built: 1928

Surface areas and volumes

Volume: 247 m³

Layout

Number of bedrooms: 3

Number of bathrooms: 1

Number of floors: 1 woonlagen

Energy label: D

Heating: Central heating boiler

Hot water: Central heating boiler

Boiler fuel: Gas

Cadastral municipality: Gouda

Ownership: Full ownership

Facilities

Parking facilities: Paid parking, parking permits

Garage types: No garage

Description

Located in a central area of Gouda, this surprisingly spacious maisonette apartment offers a playful layout, abundant natural light and a pleasant rooftop terrace. The property provides an excellent foundation for buyers who wish to realize their own living preferences, while several important elements have already been thoroughly renovated in recent years.

The property is part of an active Homeowners' Association (VvE). The association has available, among other things, meeting minutes, annual financial statements, budgets and a long-term maintenance plan (MJOP). According to the current planning, no major maintenance costs are expected over the next 10 to 15 years, providing clarity and stability for the future owner.

A major advantage of this property is the fully renovated and insulated roof, which was renewed in early 2025. During these works, the dormer and roof windows were also upgraded, contributing not only to additional living comfort but also to the sustainability of the property. The interior and exterior paintwork (including window frames and balcony railings) was renewed again in the spring of 2026.

The living floor features a spacious living room with a playful layout and plenty of natural light. Adjacent to the living room is the kitchen with access to the terrace. The toilet can be reached via the landing.

Both the kitchen and bathroom are simply finished, but precisely because of this they offer an excellent opportunity to modernize them entirely according to your own taste with relatively limited effort and budget. A charming detail worth mentioning are the authentic tiles in the bathroom, which can also be found on the floor near the entrance.

On the upper floor you will find a spacious bedroom, the bathroom and a second room that can only be accessed through the main bedroom. This room could ideally serve as a walk-in closet, nursery or home office. The bedroom features a characteristic layout beneath the roof construction.

Technically, the property has also been well maintained. The central heating boiler is a Remeha HR 28c from 2022 and has been periodically serviced, with the latest maintenance carried out in April 2026. The boiler is located on the landing of the second floor and neatly concealed in a separate cupboard space.

The property currently has energy label D.

An ideal property for first-time buyers or those looking to move up the property ladder who are searching for space, character and the opportunity to finish the home entirely to their own taste.

Dimensions and Surface Areas (approx.)

Ground Floor

Entrance / staircase: approx. 2.5 m²

Living Floor

Living room: approx. 21 m²

Kitchen including dining area: approx. 11 m²

Terrace: approx. 10 m²

Upper Floor

Bedroom: approx. 15 m²

Additional room: approx. 8 m²

Bathroom: approx. 3.5 m²

In addition, the property features several practical storage cupboards and storage spaces.

Details

Asking price: €289,000 costs buyer (k.k.)

Spacious maisonette apartment in a central location in Gouda

Roof fully renovated and insulated in early 2025

Including renewed dormer and roof windows

Remeha HR 28c central heating boiler from 2022

Original wooden floor present on the upper floor

Energy label D

Active and financially healthy Homeowners' Association (VvE), monthly contribution €120

Availability of meeting minutes, annual accounts, budgets and long-term maintenance plan (MJOP)

No major maintenance costs planned for the next 10 to 15 years

Property is offered for sale including a non-owner-occupancy clause

Property is offered for sale including an age clause

Do not miss this opportunity to view this fantastic maisonette apartment. With its excellent location, good state of maintenance and asking price of €289,000 costs buyer, this is an ideal property for first-time buyers, singles and couples!

Disclaimer

This information has been compiled by Rotsvast with due care. However, no liability is accepted for any incompleteness, inaccuracies or otherwise, nor for the consequences thereof. All stated dimensions and surface areas are indicative only. The VBO conditions apply.

Explanatory Clause NTA 2581:2011

The property has been measured in accordance with the NTA 2581:2011 standard by third parties and has not been verified by the selling agent. This standard is intended to determine the usable surface area in a uniform manner. Despite careful execution of the measurement, differences in measurement outcomes may occur, for example due to interpretation differences, rounding or limitations during the measurement process. Therefore, no rights can be derived from the stated dimensions and surface areas.

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