

ROTSVAST

verhuur, verkoop & vastgoedbeheer



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Bernhardstraat 26 6433 HL Hoensbroek

Features



108m²

294m²

440m³

Energy label D

€ 290.000,- k.k.

Year built 1950



Rotsvast Maastricht

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Features

Transfer

Price: €290.000,-

Status: Available

Offered since: 20 August 2026

Acceptance: In consultation

Build

Property type: Single-family house

Construction type: Residential house

Year built: 1950

Surface areas and volumes

Other indoor space: 17 m²

Plot area: 294 m²

Volume: 440 m³

External storage: 16 m²

Layout

Number of bedrooms: 6

Number of floors: 2 woonlagen

Facilities: Shutters, external sun blinds

Energy label: D

Cadastral municipality: Hoensbroek

Ownership: Full ownership

Facilities

Garage types: No garage

Description

Move-In ready, fully renovated and surprisingly Versatile Living in Hoensbroek

Are you looking for a move-in ready family home where every detail has been carefully taken care of? Then this semi-detached property, featuring 3 bedrooms, a separate commercial space, veranda and spacious garden, is certainly worth viewing. The property is located in a quiet and pleasant residential area in Hoensbroek, just a short distance from Heerlen, with excellent connections to Maastricht and Aachen.

Over the years, the current owners have completely renovated and modernised the property with great attention to detail. Both the ground and upper floors, as well as the basement, have been thoroughly renovated. Among other improvements, the plumbing has been renewed and all electrical wiring has been replaced. As a result, the property offers a modern and well-maintained foundation, without the need for major immediate renovation work.

A particular highlight is the former garage, which was converted in 2012 into a fully equipped commercial space, previously used as a dog grooming salon. The space is fully tiled and features uPVC windows and doors. The commercial unit is separately registered as number 26a in connection with the granted planning permit. It is ideal for running your own business, practice, salon, office or hobby space.

Significant investments have also been made around the property in recent years. In 2015, the flat roofs of the garage and extension were renewed. The garden was also completely redesigned and fitted with concrete privacy fencing, a second covered area and a practical shed/storage space. In addition, a spacious covered area was created alongside the extension, equipped with lockable electric roller shutters. This allows you to enjoy outdoor living comfortably across several seasons.

The rear of the property can be accessed via a pathway with a double gate, providing additional convenience and privacy.

The exterior of the property has also been carefully maintained over the years. In 2015, the house was sandblasted and repointed. The drainage and sewer pipes from the garden towards the driveway were also renewed, and in 2017 the driveway was completely renovated all the way to the street, including improvements to the sewer system. New gutters were installed at both the front and rear of the property in the same year. The house is further equipped with new uPVC window frames with double glazing and a new front door. For additional comfort and privacy, roller shutters have been installed throughout the property, some of which are electrically operated.

The entire ground floor has been renovated and finished with plastered walls, new ceilings and modern LED lighting. The new stone flooring, combined with the attractive wood-burning stove, gives the living spaces a contemporary yet warm and inviting atmosphere. The beautiful high-gloss white kitchen forms a stylish and practical centrepiece of the home. The toilet, electrical system and various pipes have also been renewed.

The result? A home that you can move straight into without major renovations, while the separate commercial space provides an exceptional range of additional possibilities. Are you dreaming of a fully renovated family home in Hoensbroek, with a pleasant garden, private commercial space and a convenient location in relation to Heerlen, Maastricht, Aachen and the main roads? Then this is an opportunity you will not want to miss!

Arrange a viewing today with the team of Rotsvast Maastricht and experience for yourself the space, quality and possibilities this exceptional property has to offer.

Contact maastricht@rotsvast.nl or call us at: +31 43 76 000 76

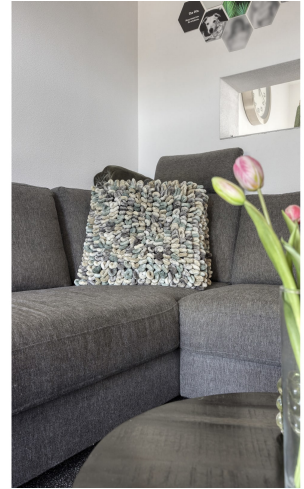
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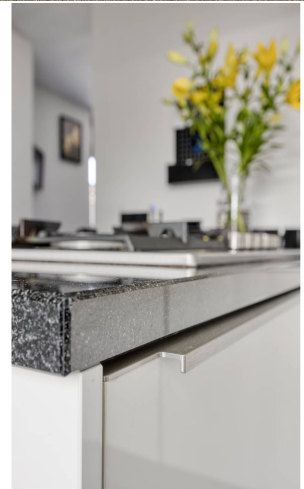
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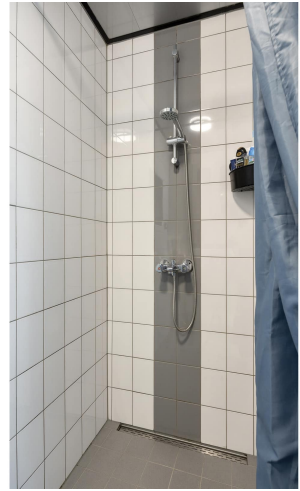
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