

ROTSVAST

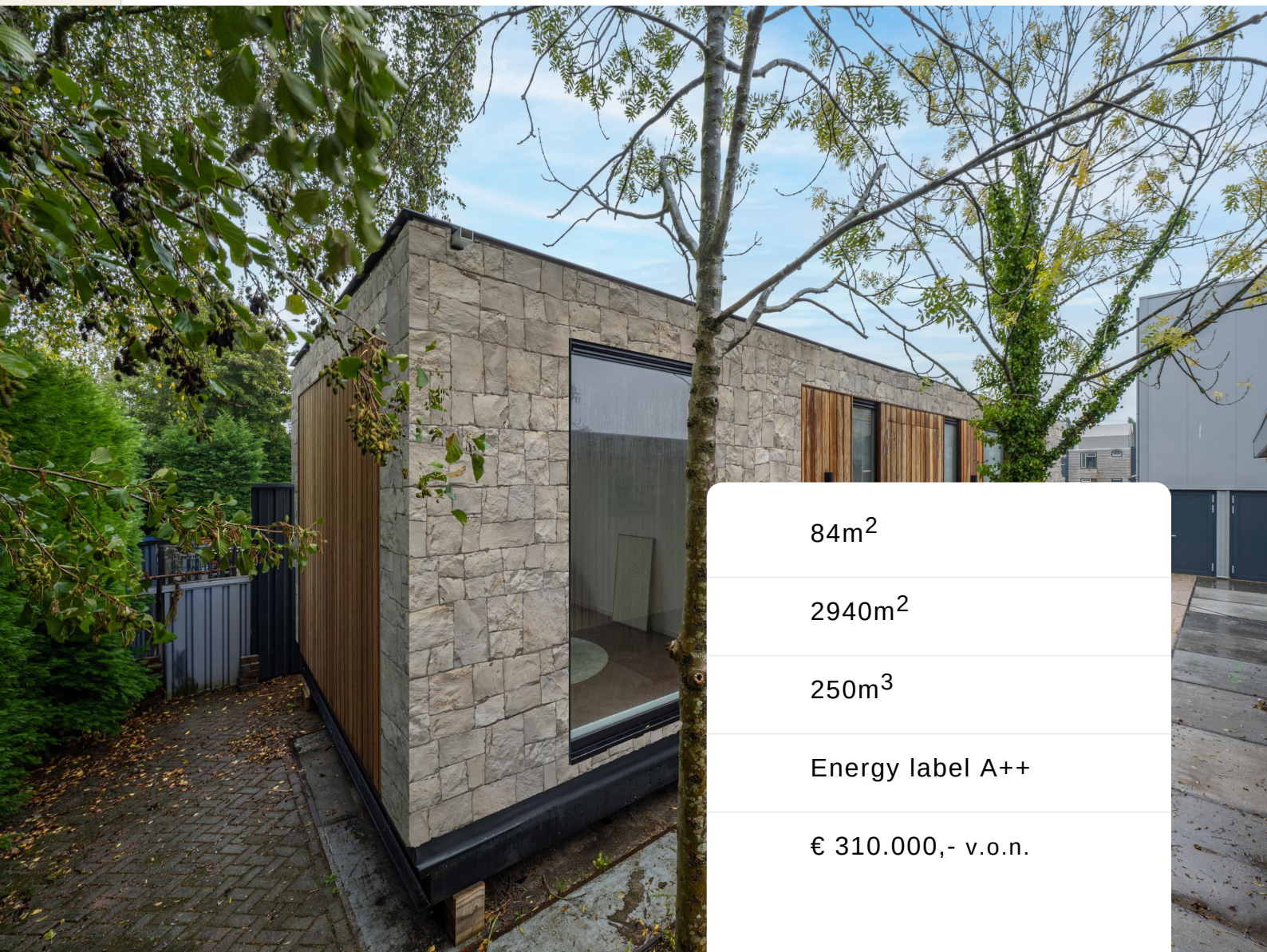
verhuur, verkoop & vastgoedbeheer



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Motte 7 D 4286 HA Almkerk

Features



84m²

2940m²

250m³

Energy label A++

€ 310.000,- v.o.n.



Rotsvast Gouda

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Features

Transfer

Price: €310.000,-

Status: Available

Offered since: 16 October 2026

Acceptance: In consultation

Build

Property type: Bungalow

Construction type: Residential house

Roof type: Flat roof

Surface areas and volumes

Other indoor space: 3 m²

Plot area: 2940 m²

Volume: 250 m³

External storage: 9 m²

Layout

Number of bedrooms: 3

Number of bathrooms: 1

Number of floors: 1 woonlagen

Facilities: Air conditioning, solar panels

Energy label: A++

Cadastral municipality: Woudrichem

Ownership: Gebruik en bewoning

Main garden: Tuin rondom

Facilities

Parking facilities: On private property

Garage types: No garage

Description

NEW BUILD IN ALMKERK – DETACHED HOMES – PERMIT GRANTED

Living in a place where homes are normally not built? With Groundshare, you can. At de Motte in Almkerk, you can live detached for 15 years in a Plexat home that you design entirely yourself, at an affordable price.

THE HOME – PLEXAT-LUXURY 95

The Plexat-Luxury 95 offers no less than 84 m² of floor space and comes with a high-quality hotel-chic turn-key finish, including kitchen and bathroom. High ceilings of 3 metres, with matching floor-to-ceiling windows and doors, immediately create a sense of space and freedom.

Through the double front doors you enter the spacious central hall, which connects all rooms of the home. To the right is the bright living room with open kitchen. The modern kitchen is equipped with every convenience and can be designed to your own taste. Two large sliding doors lead you straight into your spacious garden: inside becomes outside, outside becomes inside. The permit also allows for a detached glass storage shed.

The home further features two spacious bedrooms, both with sliding doors opening onto the garden, and a generous, luxuriously finished bathroom with a spacious rain shower, double washbasin and adjoining laundry room. A separate toilet is accessible from the central hall mentioned above.

You decide how far you go. Choose turn-key and give the kitchen, bathroom, floors and walls a finish to your own taste. Will you go for a beautiful wooden finish, or rather Mediterranean stone? Configure your home entirely to your liking in our configurator, with every additional luxury option available, and have it delivered fully finished. Or opt for a shell (casco) delivery, where you personally take care of installing facilities such as the kitchen and bathroom. The choice is yours!

GROUNDSHARE: A NEW WAY OF LIVING

On plots of land without a permanent residential zoning, we build detached homes with a temporary residential permit. You become the owner of the home and rent/lease the land. This lets you live detached without the high price of your own plot. It is temporary living, but in your very own home!

- Unique locations: green, rural or urban, spread across the Netherlands.
- Entirely to your taste: in our online configurator you choose the layout, materials, colours and options yourself.
- Sustainable living: if you opt for a green roof, solar panels and a home battery, your home is expected to achieve energy label A++.
- Flexible: you choose the type of home, the finish and how you use the land (rent or ground lease).
- Quality: all homes meet the highest Dutch standards for new construction under the Buildings (Living Environment) Decree (Bbl) and are built in the Netherlands.
- Relocatable: although the homes are permanently fixed and founded, they can be relocated, giving you as a buyer the flexibility that suits this housing concept.

THE OFFER: 4 HOMES, YOU CHOOSE THE TYPE

- Luxury – 84 m² € 310,000 v.o.n. (all purchase costs included) – turn-key
- Luxury – 55 m² € 269,000 v.o.n. (all purchase costs included) – turn-key
- Comfort – 55 m² € 214,000 v.o.n. (all purchase costs included) – turn-key

The stated areas are floor areas. Which types will be built depends on the buyers' preferences.

TURN-KEY, THE ENTIRE PROCESS TAKEN CARE OF

The permit, groundwork, construction and delivery of the home, and connections to water, electricity and sewerage are all arranged and included in the purchase price. The rest you put together yourself.

THE LAND: RENT OR GROUND LEASE

- Rent/lease (standard): ranging from € 700 to € 830 per month, plus € 9.95 administration fee, indexed annually based on the CPI. A mortgage is not possible with a rental agreement, so you purchase the home with your own funds.
- Ground lease (if you need a mortgage): ranging from € 700 to € 830 per month, plus € 9.95 administration fee, indexed annually based on the CPI. You pay a one-off € 5,000 to the seller for the notary, deeds and administration, and the home is then offered k.k. (buyer pays transfer costs). Expect to need at least 40% own funds, depending on your income.
- Plots: 4 plots are available at this address:
 - Plot 1: house number 7A – € 732 rent
 - Plot 2: house number 7B – € 732 rent
 - Plot 3: house number 7C – € 765 rent
 - Plot 4: house number 7D – reserved for a Plexat-95 home – € 830 rent
- Utilities: the homes are fitted with their own sub-meters for water and electricity. You pay a monthly advance of € 75 plus € 19.95 administration fee, settled once a year based on meter readings.

Please note: the plot dimensions (see impressions) are rough estimates based on traditional boundary lines. After placement of the homes and groundwork, the actual size (in fact and in experience) may differ from what is offered in this advertisement. The seller and Rotsvast cannot accept responsibility for this.

VISIT OUR SHOW HOME

Experience for yourself how our 84 m² show home feels. We hold open days. Make an appointment through Rotsvast.

The show home is for sale at a fixed discounted price of € 299,500 v.o.n. (all purchase costs included), including all fixtures present in the show home. This home is eligible for placement on any of the plots listed.

INTERESTED?

Contact Rotsvast. We will gladly tell you what is possible for you.

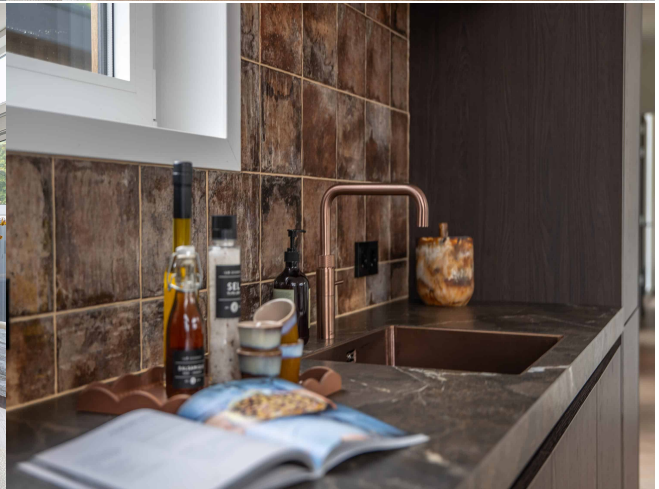
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Media



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