

ROTSVAST

verhuur, verkoop & vastgoedbeheer



Scan de QR-code en bekijk dit
object op **rotsvast.nl**

Alfons Ariënsstraat 20 6221 SJ Maastricht

Kenmerken

Onder bod

126m²

192m²

205m³

Energie label C

€ 330.000,-



Rotsvast Maastricht

T: 043-7600076
E: maastricht@rotsvast.nl
www.rotsvast.nl

Gemeubileerd

Kenmerken

Overdracht

Vraagprijs: €330.000,-

Status: Onder bod

Aangeboden sinds: 08 november 2025

Aanvaarding: Per datum

Bouw

Soort woonhuis: Eengezinswoning

Soort bouw: Woonhuis

Soort dak: Zadeldak

Oppervlakten en inhoud

Perceeloppervlakte: 192 m²

Inhoud: 205 m³

Externe bergruimte: 14 m²

Indeling

Aantal kamers: 8

Aantal woonlagen: 3 woonlagen

Energie label: C

Kadaster gemeente: Maastricht

Eigendomssituatie: Volle eigendom

Hoofdtuin: Achtertuin

Voorzieningen

Parkeerfaciliteiten: Parkeervergunningen

Garage: Geen garage

Omschrijving

Spacious terraced house in the Heugemerveld district, adjacent to the prestigious Céramique area in Maastricht.

This property is located in the sought-after Heugemerveld neighborhood, directly bordering the modern and prestigious Céramique district. The location is ideal: just a short bike ride from the city center of Maastricht, close to various shops, schools, and public transport. Major highways (A2 and A79) are also just minutes away, providing excellent connections to both the city center and the surrounding region.

Layout:

Through the hallway, you enter the living room, featuring a tiled floor and double glazing. The spacious, open-plan kitchen is arranged in an L-shape and fully equipped. The entire house is fitted with automatic shutters.

On the first floor, you will find three spacious bedrooms, a separate toilet, and the bathroom, which includes a walk-in shower, bathtub, and washbasin.

The property has a full basement, accessible via a fixed staircase. From the basement, there is access to the approximately 13-meter deep backyard with garden shed, which is also accessible via a rear pathway.

General:

- The property is currently rented to an expat who has maintained it very well. The monthly rental income is €1,854, including furniture, furnishings, and internet.
- The central heating system is leased through Feenstra.
- Energy label C.
- Spacious front garden (approx. 23 m²) and backyard (approx. 59 m²).

For any questions or to arrange a viewing, please feel free to contact us.

ROTSVAST

verhuur, verkoop & vastgoedbeheer



Rotsvast Rotsvast

www.rotsvast.nl