

WASSENAAR

## Buurtweg 87

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????? ??????????: 7.350.000 EUR • ??????????: ca. 660 m<sup>2</sup> • ??????????: 16 • ?????????? ????: 3.226 m<sup>2</sup>

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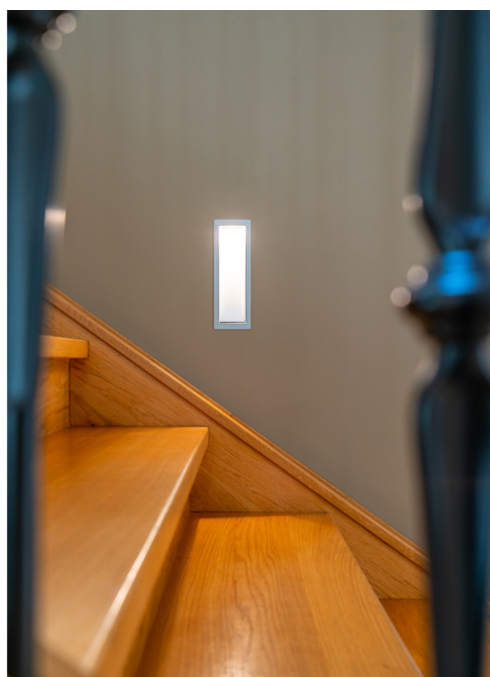
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This beautiful, modern villa of allure is situated on a sloping, spacious plot with unobstructed views of the Meijendel dune and nature reserve. This villa was built and furnished in 2007 using the highest quality materials. Luxurious, tasteful and timeless. A wonderfully comfortable family home, but above all a great place to receive and entertain your guests. This elegant detached villa with two double garages and a guesthouse has a beautifully landscaped and private sunny garden and various sun terraces. Centrally located to primary and secondary schools in Wassenaar and The Hague, various sports clubs, the roads to Amsterdam, The Hague and Rotterdam and the dunes. Description: Ground floor: The high and wide front door gives access to a spacious hall, wardrobe, meter cupboard and guest toilet. From the cozy family room with fireplace you walk through to the comfortable kitchen with gas fireplace, the kitchen is custom built and equipped with various (Gaggenau) appliances. Next to the kitchen is the conservatory for the first morning sun. From the kitchen and conservatory patio doors lead to the beautifully landscaped garden. In addition to the kitchen, there is the utility room with goods lift from the indoor garage, a practical laundry chute from the 2nd floor and various facilities. On the other side of the hall the separate dining room with fully folding doors and the second tasteful, sunny living room with fireplace. Through the patio doors you reach a lovely covered, heated terrace. First floor: Via the luxurious oak staircase you reach the first floor with a great study room with gas fireplace and beautiful view of Meijendel, a spacious bedroom also at the front of the house with bathroom (toilet-walk-in shower-washbasin), various built-in cupboards on the landing and on the garden side a very spacious master bedroom with gas fireplace, extensive walk-in closet and luxurious bathroom with double shower, whirlpool, double sink and separate toilet. Both the master bedroom with balcony and the living room downstairs have anti-burglary shutters. The second floor: At the front two spacious bedrooms with various fitted wardrobes, bathroom on the landing (toilet-walk-in shower-washbasin), a second bathroom (toilet-bath-walk-in shower-washbasin) and a double bedroom on the garden side. This bedroom consists of two bedrooms connected by double doors. The basement: Via the staircase in the pantry you reach the basement with a spacious wardrobe and fitted wardrobes (mud room), entertainment room with beamer and bar, wine cellar, storage room, luxury spa with hammam, solarium and hydra-massage bath, toilet and a yoga / relaxation room and finally the spacious double garage. The guesthouse: This bright sunny guesthouse with a spacious fitness room and adjoining covered terrace is located behind the house. After exercising you walk to the adjacent kitchen with wood stove. Thanks to the partially glass roof, the light comes in from various sides, this space is also ideal as a studio. In the basement there is a second garage with work / hobby room. Spesics: - An excellently

maintained and tasteful villa, ready to move in - 685 m2 of living comfort, plot: approx. 3000 m2 - Built in 2007 to the highest standard - Very well insulated, energy label A, New CV (2020) - House (outside) was painted in 2020 - 6 bedrooms, 4 bathrooms - Underfloor heating on the entire ground floor and 1st floor - Gaggenau appliances in the kitchen, steamoven, oven and coffee machine, plate warmer, two dishwashers, large fridge with freezer, quooker, stove with induction and wok cooker - Wellness - Wine cellar - Alarm installation - Two double garages This information has been compiled by us with the necessary care. On our part, however, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All specified sizes and surfaces are indicative. Buyer has his own duty to investigate all matters that are important to him or her. The estate agent is an advisor to the seller regarding this property. We advise you to hire an expert (NVM) broker who will guide you through the purchasing process. If you have specific wishes regarding the house, we advise you to make this known to your purchasing broker in good time and to have them investigated independently. If you do not engage an expert representative, you consider yourself to be expert enough by law to be able to oversee all matters of interest. The NVM conditions apply.

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Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

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De Lairessestraat 51 ??????????  
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*To Disclaimer of von Poll Immobilien GmbH*

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