

A modern dining room featuring a large marble-topped table with a dark blue vase of flowers. In the background, there is a bar area with a dark wood cabinet and a glass display cabinet filled with glasses. The room is lit by large circular pendant lights and three smaller spherical pendant lights. The floor is made of light-colored wood.

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Houtweg 21  
Laren

## **GENERAL**

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This phenomenal, romantic, thatched villa with a detached guesthouse and wellness space is truly a feast for the eyes and recently renovated to perfection with high-quality finishes! Located in the wooded neighborhood of Steenberg, this villa is a true dream with ultimate privacy within walking distance of the heath, forests, and the many amenities that the charming town of Laren has to offer.

Step into the lush grandeur of this luxuriously renovated and extremely charming villa, where timeless elegance and modern refinement come together. This masterpiece exudes an unmistakable sense of style and class in an oasis of tranquility. Upon entering, it becomes immediately clear that this villa captivates not only from the outside but also from within. The spacious entrance hall welcomes you with a beautifully renovated staircase featuring high-gloss paintwork, creating a breathtaking first impression.

**ASKING PRICE: € 3.250.000 K.K.**

## FEATURES

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### Transfer

Status	Available
Price	€ 3,250,000 k.k.
Acceptance	To be discussed

### Building type

Kind of house	Villa
House type	Detached house
Year built	1911
Building type	Existing construction
Location	On a quiet road, open view, sheltered location, in wooded area

### Classification

Living area	249 m <sup>2</sup>
Building-related outdoor space	2 m <sup>2</sup> Detached wood
External storage space	30 m <sup>2</sup>
Contents	1052 m <sup>3</sup>
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	2
Insulation	Double glazed, fully insulated
Energy label	B

### Energy

Hot water	Central heating boiler
Central heating boiler	Nefit 2023 property
Heating	Central heating boiler, full floor heating, gas fireplace

### Outside space

Garden type	Garden around
Main garden	Backyard
Garden location	South
Main garden surface	512 m <sup>2</sup>

### Storage space

Amenities	With electricity
Barn / Storage	Detached wood
Garage	Heated indoor garage 35 m <sup>2</sup>

## FEATURES

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### Parking

On private property

### Roof

Type of roof  
Material

Composite  
Chinese thatch on screw roof 2022-2023

### Other

Maintenance inside  
Maintenance outside  
Current destination

Excellent  
Excellent  
Living space

### Facilities

Jacuzzi, alarm system, camera security with cross-detection, sauna, outdoor shower, electric gate, fenced plot, Imow lawn mower, private well with sprinkler system, outdoor lighting

### Cadastral data

Parcel area  
Municipality

1490 m2  
Laren



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## MAIN HOUSE

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Upon entering, on the right-hand side, there is a lockable office with custom-made wardrobe cabinets equipped with interior lighting, a wine storage area, a separate laundry room, and a door providing access to the backyard and the entrance of the guesthouse. The entrance hall also provides access to the stylish spacious guest toilet and the basement.

Through impressive bronze pivot doors, you enter the stunning state-of-the-art kitchen with a cooking island, integrated ambient lighting, and a coffee corner with a bronze backdrop. The kitchen is also equipped with all imaginable built-in appliances. The large see-through gas fireplace between the kitchen and the living room is a true eye-catcher, seamlessly connecting the two spaces.

The tastefully designed living spaces exude an atmosphere of refined luxury, with beautiful Hungarian herringbone oak floors, voluminous upholstery, and a harmonious color palette. The open floor plan allows for a seamless transition between the elegant living room, the dining room, and the state-of-the-art kitchen, all flooded with natural light.

The stylishly furnished living room around the gas fireplace features a bay window with floor-to-ceiling double doors leading to the south side of the garden. The comfortable sitting area is equipped with custom-made furniture with a bronze finish. Adjacent is the charming dining room overlooking the garden, with French doors leading to the sunny terrace. The roof of the dining room is elegantly covered with a copper roof.















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## UPPER FLOOR

Via the authentic landing staircase, you reach the spacious landing with a walk-in (shoe) closet and a separate storage closet.

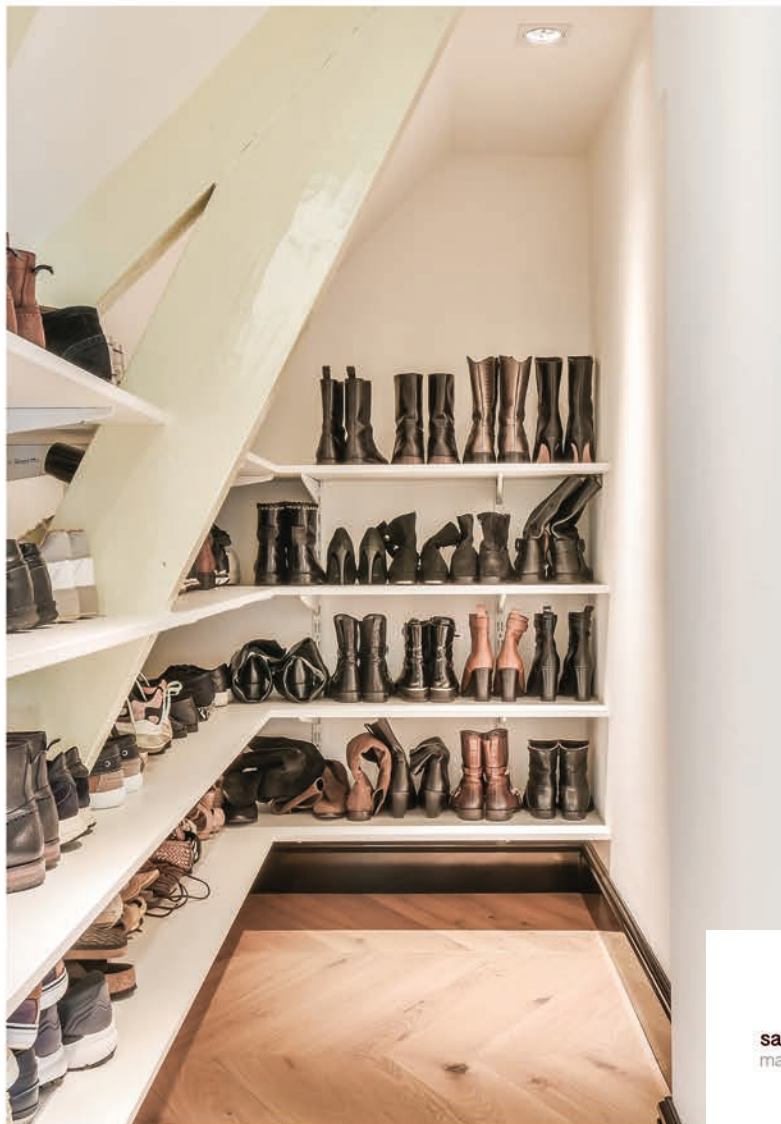
The generous master suite, with French doors to the balcony, forms a haven of peace and comfort. This room is furnished with a beautifully custom-made dresser. The second bedroom is currently used as 'the perfect dressing room' with tasteful custom wardrobe cabinets with interior lighting and an elegant island with drawers. The third, also spacious bedroom, has two generous built-in closets.

The bathroom is equipped with a custom-made design vanity. The washbasins with faucets, gilded in 24-carat gold, are placed on a unique oak countertop that has been handcrafted and cast in epoxy resin. Additionally, the bathroom features a spacious walk-in shower, a luxurious shower toilet, illuminated built-in niche, underfloor heating, and various accessories all in style. The entire upper floor has Hungarian herringbone oak floors, underfloor heating, and sun-shielding wooden shutters in all charming semi-circular windows.











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## **GUESTHOUSE**

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Similar to the main house, this fantastic guesthouse has been completely renovated in 2022-2023, ensuring both residences are in ultimate condition, both inside and out. The guesthouse with a veranda offers many possibilities. It can be the dream of many teenagers, the ideal office or practice space, a beautiful B&B, or a luxurious retreat for friends and family. Everything is possible in this fully autonomous guesthouse with its own alarm system, intercom (communication with the main house possible), security, electrical panel, and hybrid central heating boiler (2023).

### Ground Floor

On the ground floor, the large room is currently used as a dining room with French doors to the veranda. Here, too, you'll find a new kitchen with a fridge-freezer, combination oven, induction hob with extractor hood, and dishwasher. The new modern bathroom with walk-in shower and double sink makes this guesthouse a palace on its own. On the ground floor, there is also a separate toilet with a fountain and the entrance to the very spacious and heated garage (35m<sup>2</sup>) with a washing machine connection.

### First Floor

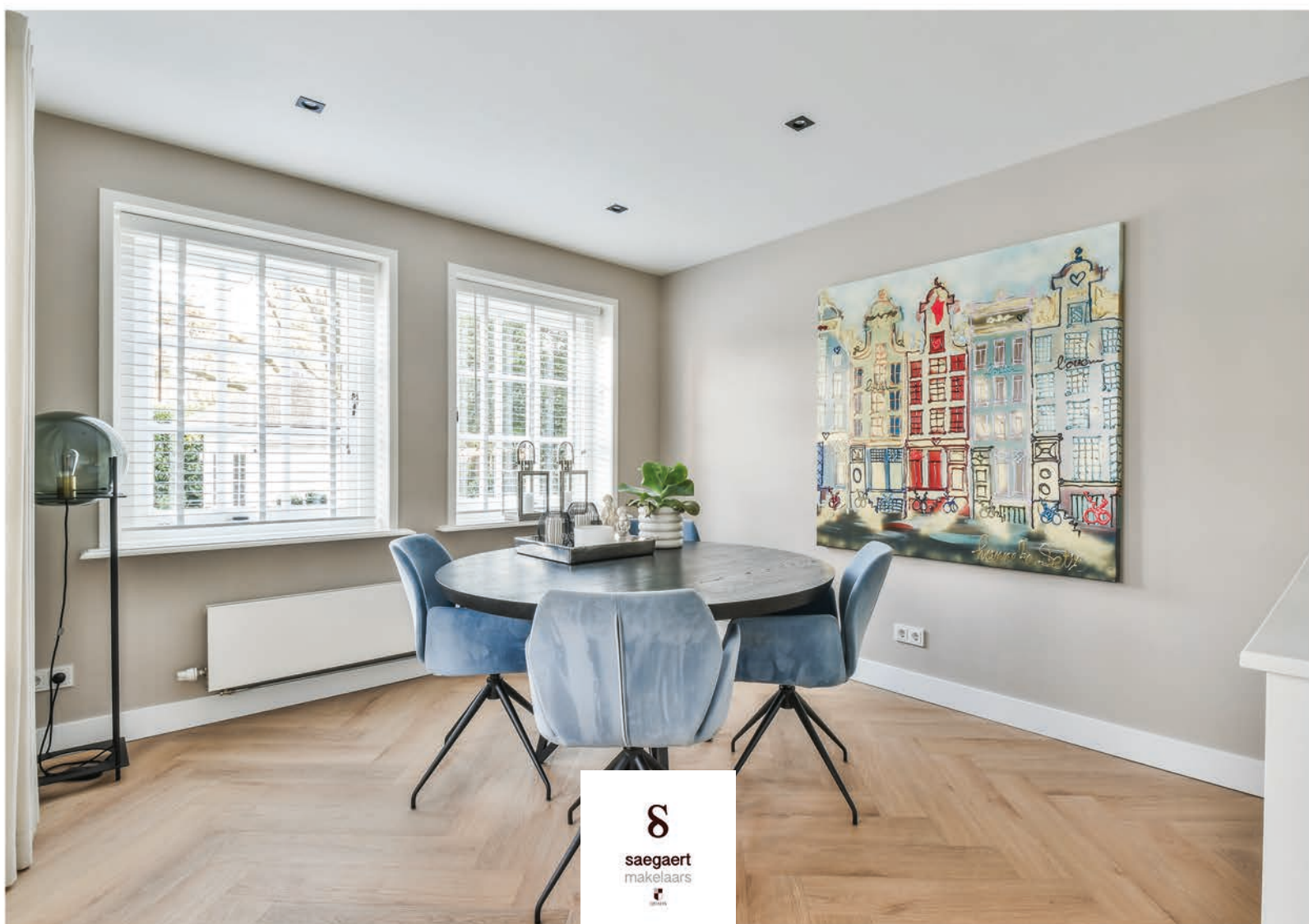
On the first floor, there is a romantic and spacious bedroom, complete with ample closet space. Additionally, there is an extensive living and leisure space, formerly also used as a bedroom, with a generous sofa and a cozy TV corner.

The entire guesthouse is equipped with PVC herringbone floors, double glazing, and wooden window coverings.



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## WELLNESS - BUILDING 3

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In the left part of this charming wellness space is the sauna with French doors and a panoramic view of the garden. The middle part is currently used as a cozy garden room and relaxation space, while the right part serves as a storage room. Moreover, this section is particularly suitable for creating your own private fitness space!

The wellness space features PVC herringbone floors, an outdoor shower, and double glazing.

### GARDEN

Outside, the beautiful garden unfolds like a private paradise with lush greenery, an expansive lawn, and an inviting XXL jacuzzi. This sunny garden, which remains green throughout the year, is south-facing and offers optimal privacy thanks to mature vegetation. The garden is tastefully landscaped with various terraces. Furthermore, the side garden has recently been redesigned, adding a very tasteful addition to the overall property.

The lawn is automatically maintained by Imow, while Philips Hue provides atmospheric lighting in the evenings. An automatic sprinkler system, connected to a private source, takes care of the garden irrigation.





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### **Notable Features Inside:**

- Energy label B
- Foundation of the main house renovated 2022-2023
- Electrical installations in the main house and guesthouse renewed (2022-2023)
- Pipeline network completely renewed (2022/2023)
- Double glazing in the main house, guesthouse, and wellness space (2022/2023)
- New thatched roofs for the main house, guesthouse, and wellness space, including a screw roof with an additional insulating layer (2022/2023)
- Entire main house with Hungarian herringbone oak floors and underfloor heating
- Living area: villa 181 m<sup>2</sup>, guesthouse 67 m<sup>2</sup>, wellness space 30 m<sup>2</sup>
- Entire main house equipped with Maretti recessed lighting (including outdoor wall lamps)
- Exclusive switchgear from Buster & Punch
- Handcrafted, bronze door and window hardware from Fama

### **Security for the main house and guesthouse:**

- Separately operable
- Fire detection via alarm system (monitoring center)
- Alarm including magnetic contacts on all windows
- Cameras and cross-detection (driveway outside)
- Fullscreen intercoms with image storage (2023)

### **Notable Features Outside:**

- The driveway is accessible through a closed electrically operated gate (2023)
- Sufficient space on-site for multiple cars
- Carport with charging points
- Rear garden newly landscaped (2022/2023)
- Plot is completely fenced all around
- Private source for sprinkler system
- XXL Jacuzzi (dimensions: 5.12 x 2.4 x 1.32 m)

This property embodies the ideal fusion of elegance and comfort, where every detail has been carefully considered. It is a unique opportunity to become the owner of an exceptionally low-maintenance villa that combines timeless allure with contemporary beauty. Welcome home!

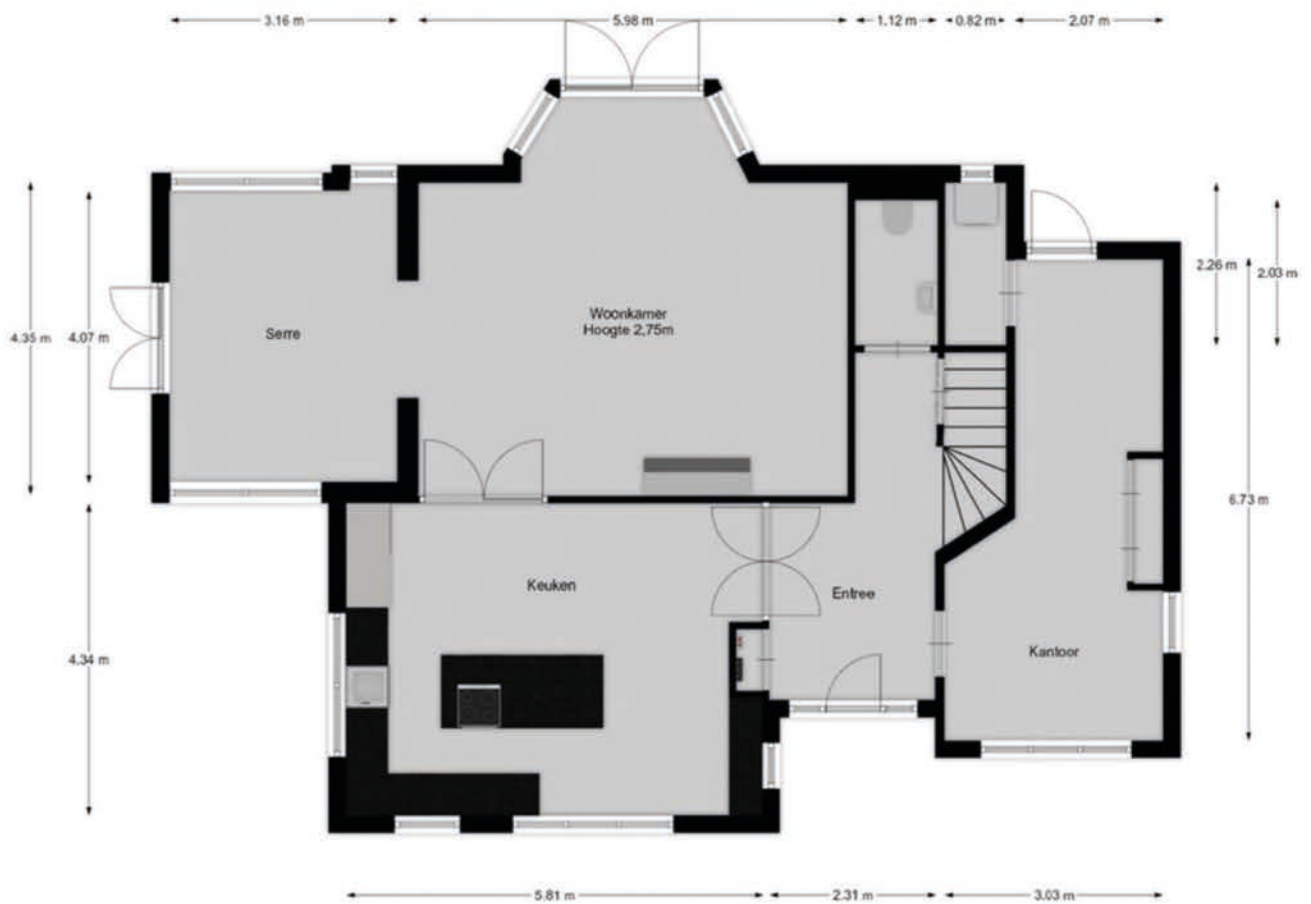
We warmly invite you to personally experience the elegance and comfort of this stunning villa in Laren. The handover is subject to negotiation and approval. We recommend bringing your own real estate agent.



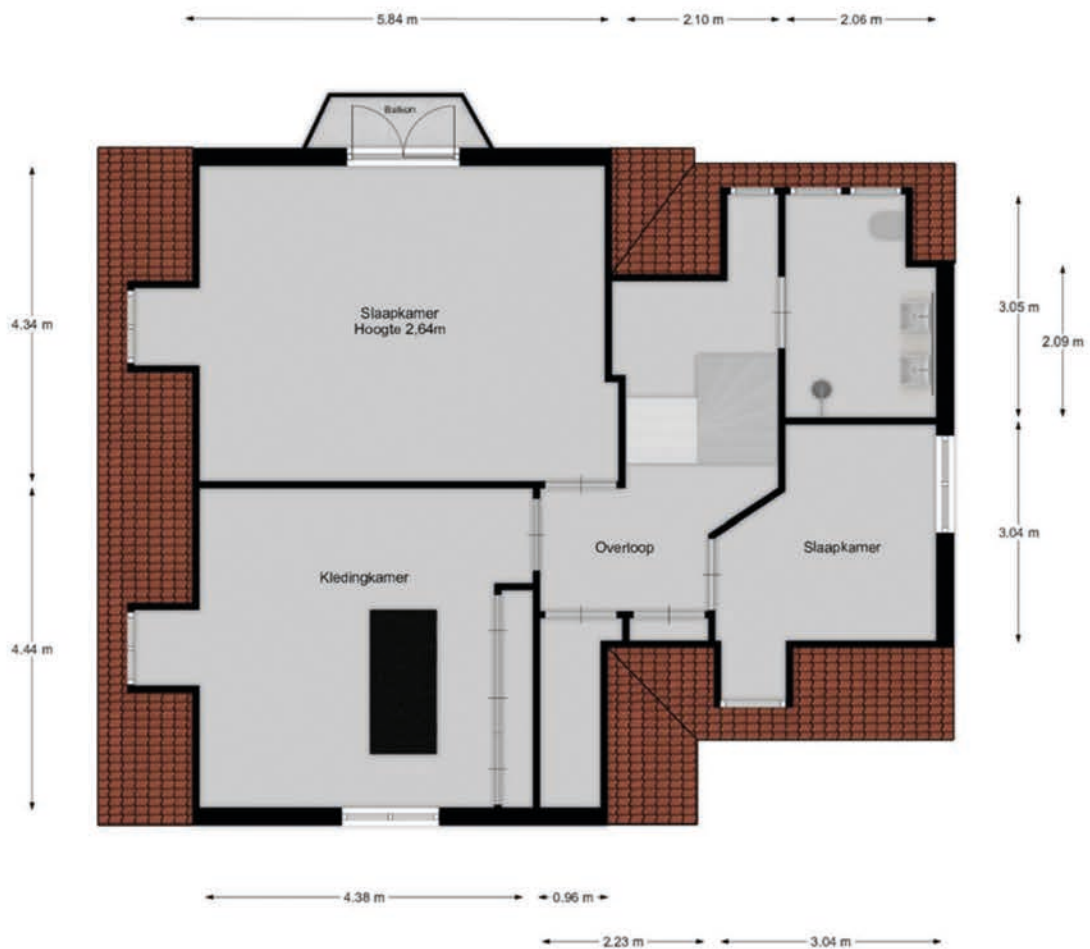
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## Floorplan: first floor

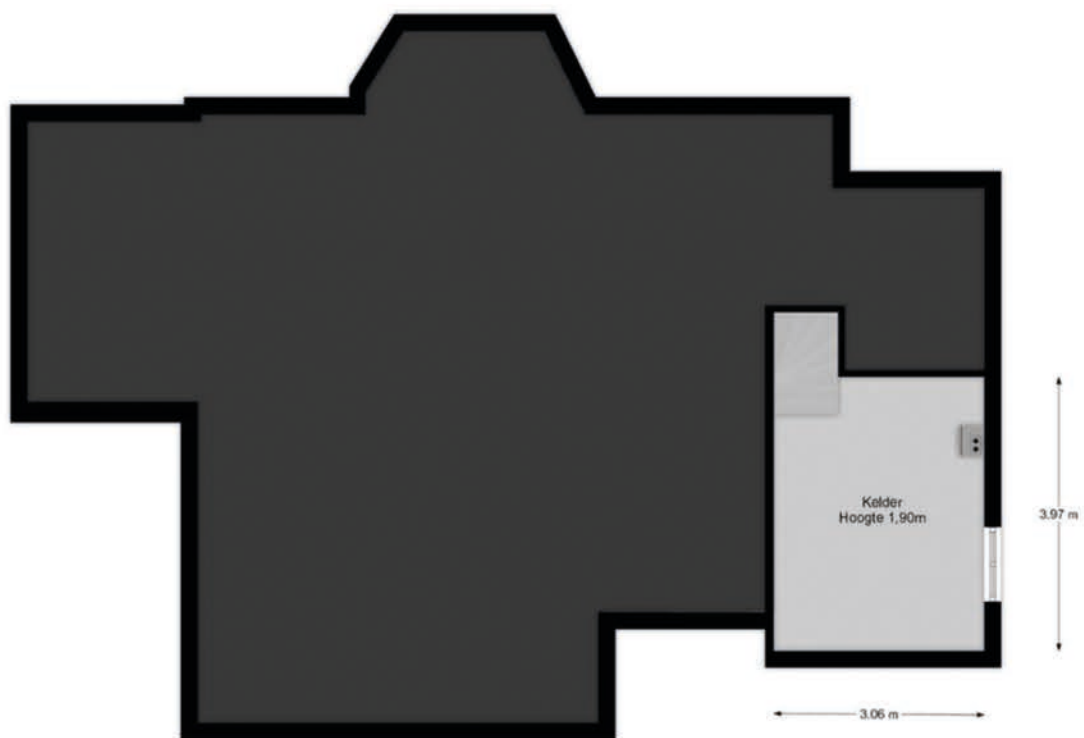


## Floorplan: second floor



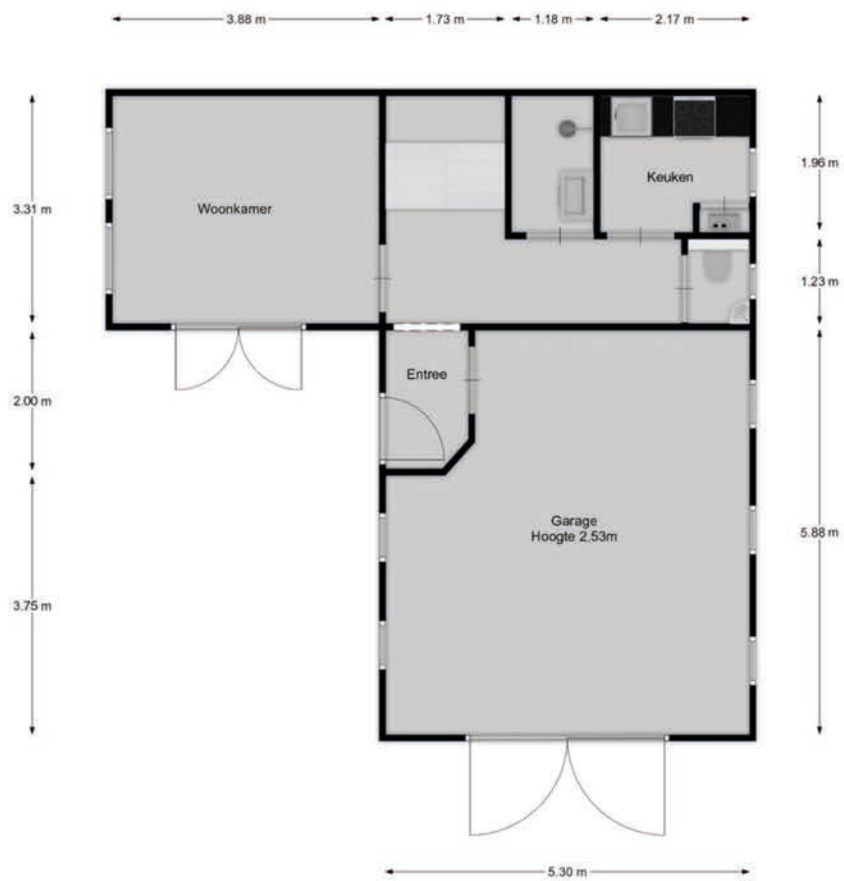
## Floorplan: basement

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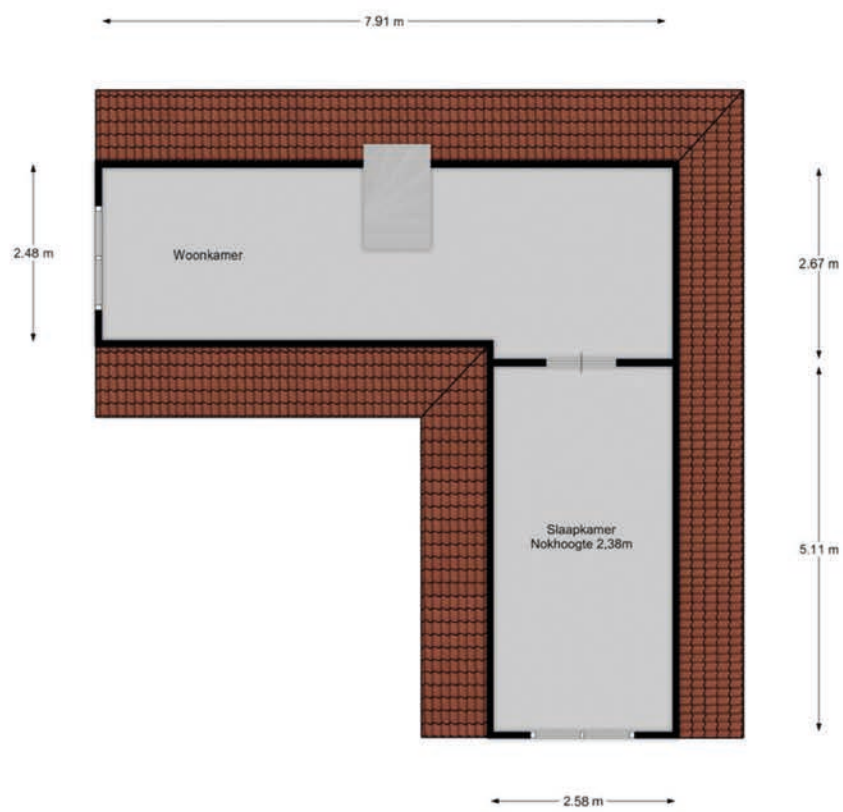
## Floorplan: first floor guesthouse

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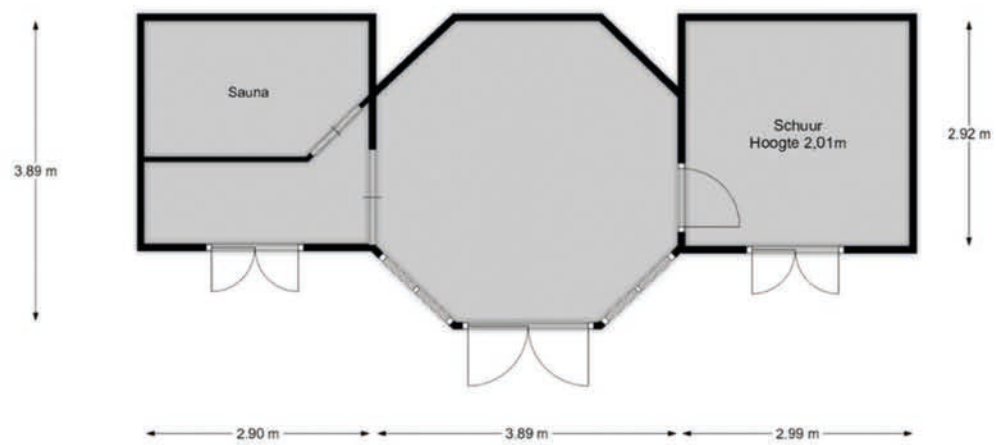
## Floorplan: second floor guesthouse

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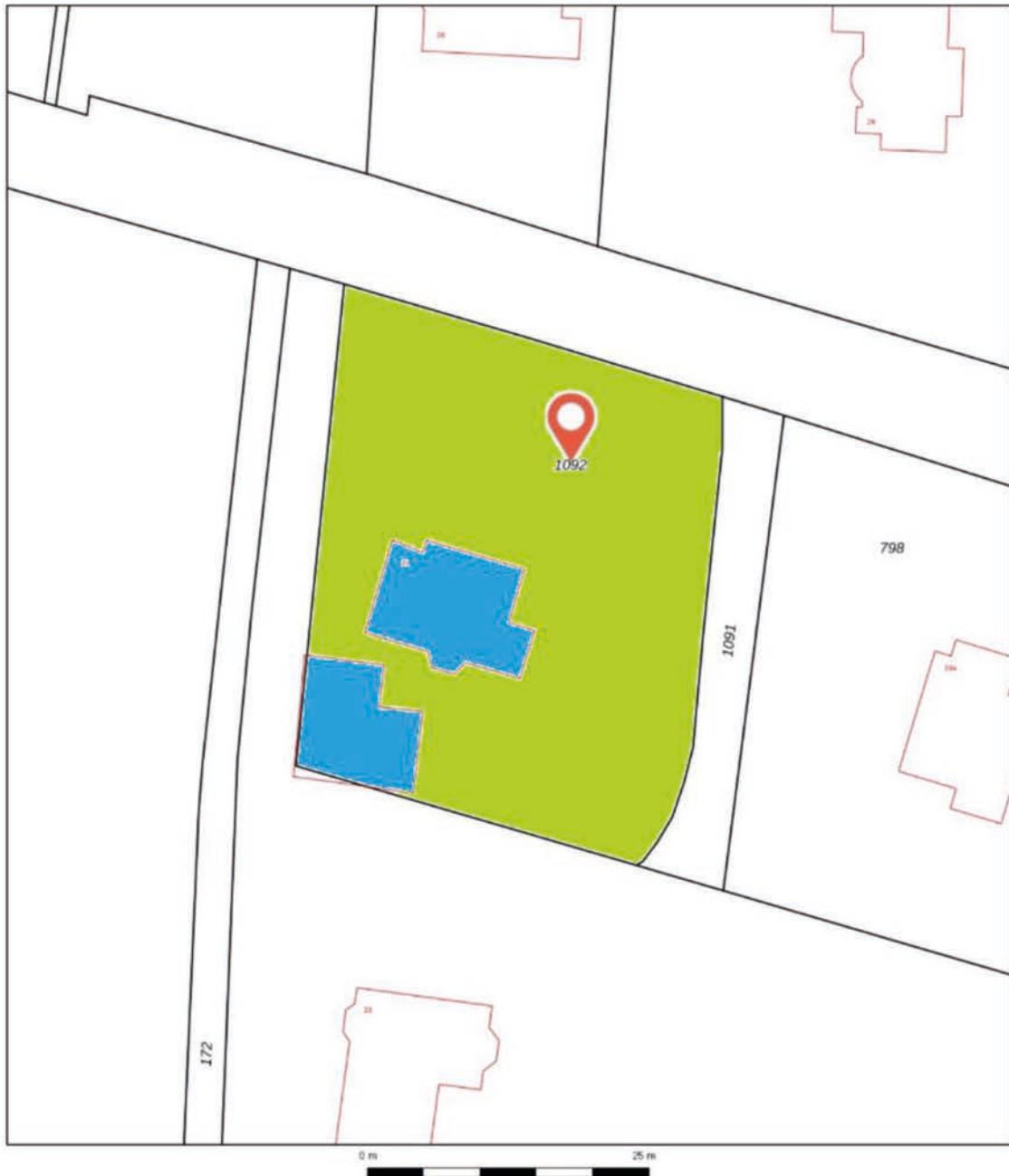
## Floorplan: wellness area

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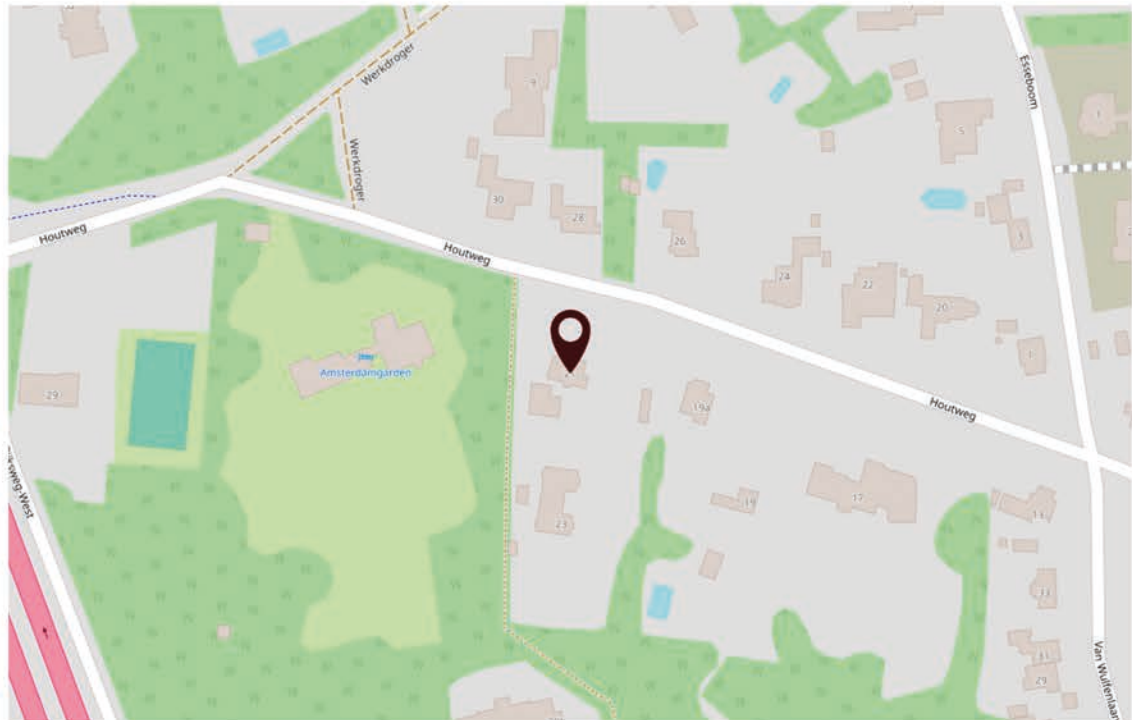
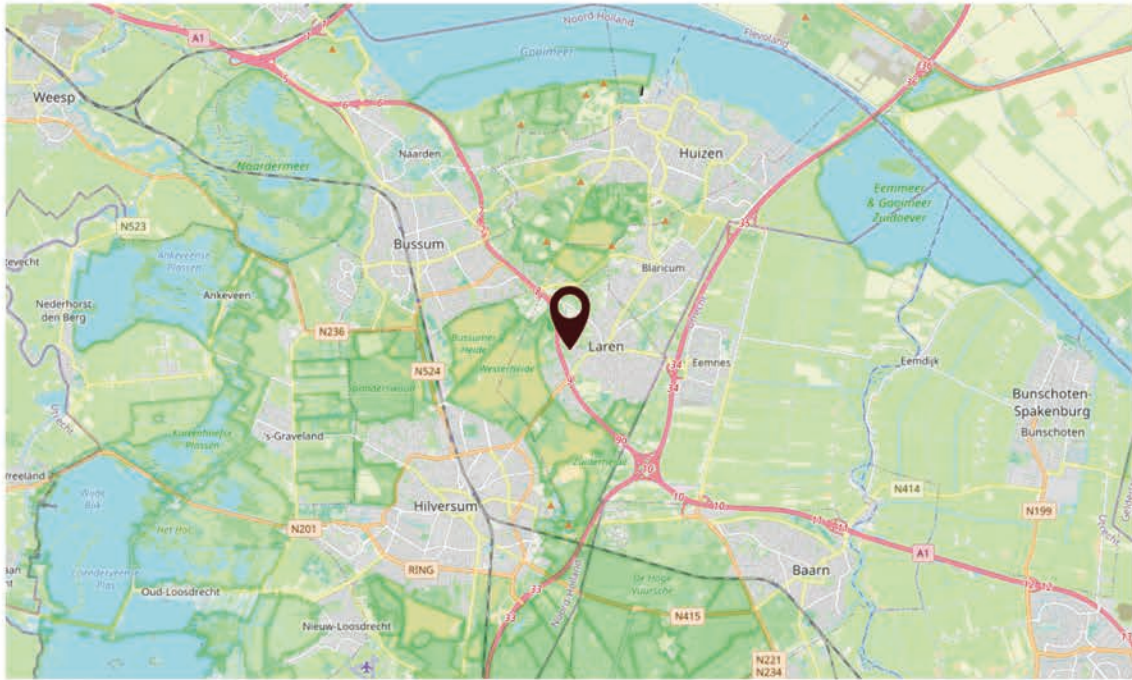
## Cadastral map



1092	Perceelnummer	Kadastrale gemeente:	Laren Noord-Holland
21	Huisnummer	Gemeentecode:	LRN01
—	Vastgestelde kadastrale grens	Sectie:	C
—	Voorlopige kadastrale grens	Perceelnummer:	1092
—	Administratieve kadastrale grens	Perceelgrootte (m2):	1.490
—	Bebouwing		
—	Overige topografie		

## Location

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## Our Team

Saegaert Makelaars consists of an enthusiastic and committed team. We believe in personal contact, personal attention and guide you clearly, decisively and sincerely. We like short lines, efficient work and above all we listen to you as our client.

Buying or selling a house is something you experience only a few times in your life. During this important decision we are happy to advise you at every stage. We are happy to take your concerns off your hands, and accompany you to the signature at the notary.

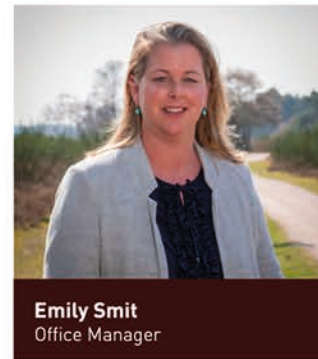
Saegaert Makelaars was founded in 2010 by Bob Saegaert, and in recent years has become a well-known, sincere and hard-working real estate agency in the Gooi region. We understand the market, we know which houses are coming up for sale when, and we can advise you like no other about different neighborhoods, determining the value of the house and the steps that need to be taken to come to a successful transaction.



## Our Team

Full service is what you can expect from Saegaert Makelaars. In our team, the various disciplines are well distributed; thus, in addition to our qualified real estate agents, we also have a specialist for rental and leasing and a Registered Appraiser. Our energetic staff is happy to assist you.

Our office is open weekdays from 8:30 a.m. to 5:30 p.m. and Saturdays by appointment. Outside of office hours, our number is forwarded to one of our brokers.



## Living in Laren

Laren NH is known, among other things, for its Singer museum, beautiful stores, scenic biking and hiking trails and culinary delights at one of its many restaurants. Shopping, hiking, soaking up culture and immersing yourself in history. In and around Laren you can do it all. In the heart of the village, the Brink, you will find special stores, cozy terraces and nice bars and restaurants where it is nice to stay. There is also the Sint Jansbasiliek and in the summer season a poffertjeskraam. Under the old oaks, bocce is regularly played. On the Brink is also the Commemoration of May 4, and on King's Day all kinds of festivities.

In Laren and its surroundings you can make beautiful, varied walks. Along the picturesque Saxon farms, or along the buildings that recall Laren's artistic past. Laren is centrally located between Utrecht, Amsterdam and Amersfoort and thus easily accessible via the roads A1 and A27.



## Extra information

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### Comprehensive sales information

This information has been carefully compiled by us. However, no liability is accepted for any incompleteness, inaccuracy or otherwise, or the consequences thereof. All stated dimensions and surface areas are measured according to the measurement instruction; this measurement report is available on request. The buyer has his or her own obligation to investigate all matters of importance to him or her. With regard to this property, the real estate agent is advisor to the seller. All information provided by Saegaert Makelaars is an invitation to make a proposal on the offered object. We advise you to use an expert (NVM) broker to guide you through the purchase process. If you have specific wishes regarding the property, we advise you to make these known to your buying broker in good time and to do your own research on this matter. If you do not engage an expert representative, you should consider yourself legally competent to oversee all matters of importance.

### Sales agreement

A purchase agreement exists once the buyer and seller have reached a written agreement. It is customary that the purchase agreement is signed by both parties within two to three working days after verbal agreement. Mediation in sales and purchases takes place under the general conditions of our branch organization NVM. You can read and download the general terms and conditions on the NVM website.

### Why a deed of sale can be registered at the Land Register

Registration prior to the transfer of title (not before expiry of the reservation period and without mentioning the purchase price) has a number of important consequences. For example, if an attachment is made on the sold property after the registration of the contract of sale, it can still be delivered to the buyer free of attachment.

the buyer. The attachment will then no longer be to the detriment of the buyer. The same applies to a (bridging) mortgage that the seller establishes on the sold property after the sales agreement. Even bankruptcy, suspension of payments or administration of the seller in the period after the sale no longer stands in the way of delivery to the buyer. The buyer is also protected when a seller sells a property to someone else after the initial purchase.

A buyer has a duty to investigate and not to simply rely on the seller's duty to provide information.

### Zoning map

The zoning map, if attached to this presentation, can be found on the Spatial Plans website. There you can find all the information about the zoning of this parcel. Consult an expert in this field; an architect or construction supervisor.

The seller does not know if the soil is contaminated.

Saegaert Makelaars recommends that you have the house inspected. This is part of your obligation to investigate.

### Explanation clause NEN2580

All our properties are measured in accordance with the Measuring Instruction. The Measuring Instruction is based on the NEN2580. The Measuring instruction is intended to apply a more uniform way of measuring to give an indication of the usable area. The Measuring Instruction does not completely rule out differences in measurement results, for example due to differences in interpretation, rounding off or limitations in carrying out the measurement.

We explicitly refer to the measurement report - should an error have crept in somewhere in the presentation; the measurement report is leading in this.

### Bid log

As of January 1, 2023, real estate agents are required to keep track of bids through a so-called bid log. If you are interested in one of our homes, please let us know and we will give you access to the digital file of the home (Move). There you will find all relevant documents of the property which will allow you to prepare and submit your offer. Your data will -of course- be kept confidential.

The system we use is fully approved in accordance with the law. Should you wish to deviate from it, we politely ask for your reaction. We emphasize that all communications (responses, bids, etc.) are submitted and discussed with our client(s).

Fire/ Carbon Monoxide Detectors. Buyer is aware that as of July 1, 2022 it is mandatory in the Netherlands to have a smoke detector on every residential floor in the sold.

## Extra information

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The following articles are declared applicable to this property:

### Age clause

The buyer is aware that the immovable property is more than 30 years old, which means that the demands that may be made on the construction quality are considerably lower than for new homes. Contrary to Article 6.3 of this purchase contract, the complete or partial absence of one or more properties of the immovable property for normal use as a result of its age shall be for the account and risk of the buyer.

### Notary fees

1. If the purchaser chooses a notary with a distance of more than 25 kilometers from the purchased property, and the seller does not wish to be present at the execution of the deed of transfer, the seller must give the notary power of attorney. The cost of this power of attorney will be charged to the buyer.
2. If the costs to be charged by the notary for the redemption and cancellation of the seller's mortgage(s) on the property sold amount to more than € 10 per redemption by telephone transfer or more than € 150 per total or partial cancellation (all amounts including VAT, cadastral duties and including the costs for requesting the redemption note), then the purchaser shall bear these additional costs. The notary shall pass on these additional costs directly to the purchaser on the settlement statement relating to the delivery.

### Rainwater drainage

The buyer is familiar with the fact that in the municipality of Laren before 2023 the rainwater will be disconnected from the sewer system and has to be collected on private property. The costs will be paid from the sewerage levy. You can find further information on the website of the municipality of Laren.

The attachments below belong to the purchase agreement. On request we will send these to you.

List of items

Questionnaire

Property deed

Excerpt cadastral map

NEN measurement report and drawings Energy label

This sales brochure

INTERESTED IN THIS PROPERTY?  
PLEASE FEEL FREE TO CONTACT OUR OFFICE

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makelaars@saegaert.nl | www.saegaert.nl



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