Amstelveen

Emmakade 14

Objektnummer: NL25185540



KAUFPREIS: 1.650.000 EUR • WOHNFLÄCHE: ca. 187 m^2 • ZIMMER: 8

Objektnummer: NL25185540 - 1182 AM Amstelveen

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- Sonstige Angaben
- Ansprechpartner

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Auf einen Blick

Objektnummer	NL25185540	Kaufpreis	1.650.000 EUR
Wohnfläche	ca. 187 m²		
Zimmer	8		
Schlafzimmer	6		
Baujahr	1936		

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Auf einen Blick: Energiedaten

Energieinformation	Zum Zeitpunkt der Anzeigenerstellung lag kein Energieausweis vor.	Energie-Effizienzklasse	C

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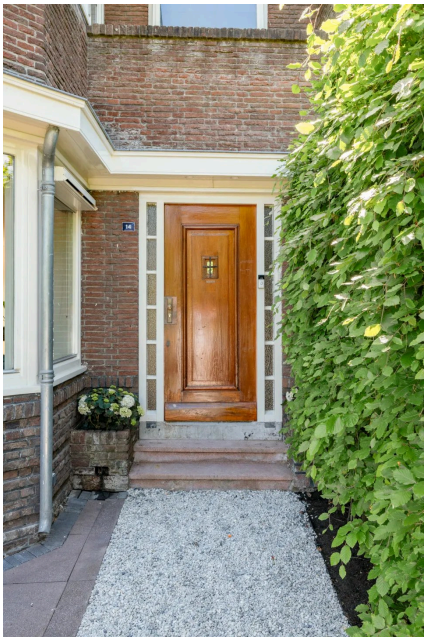
Die Immobilie





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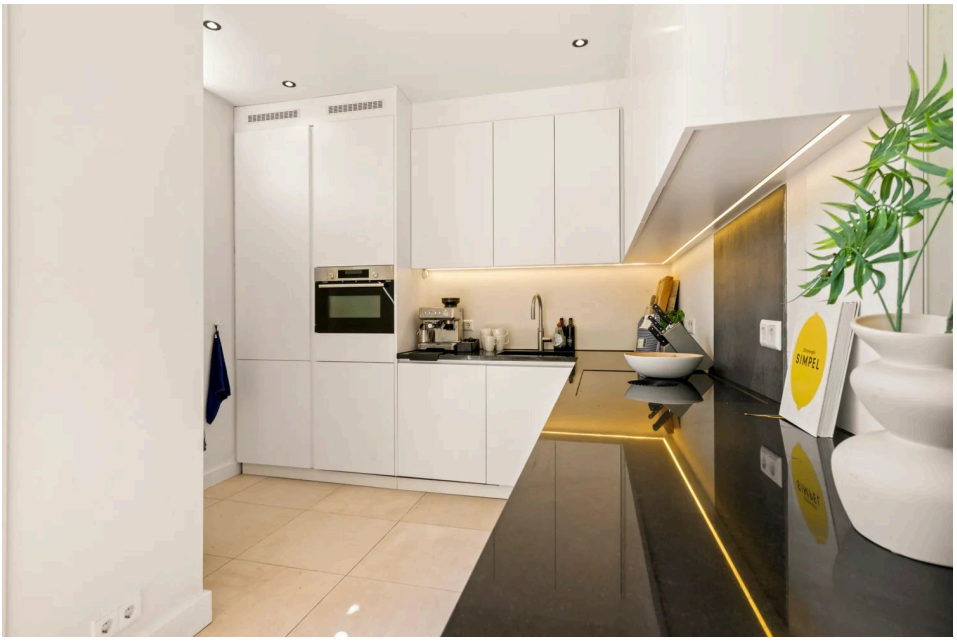




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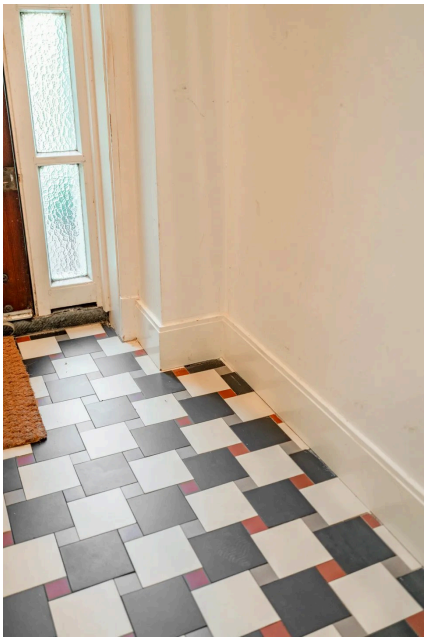
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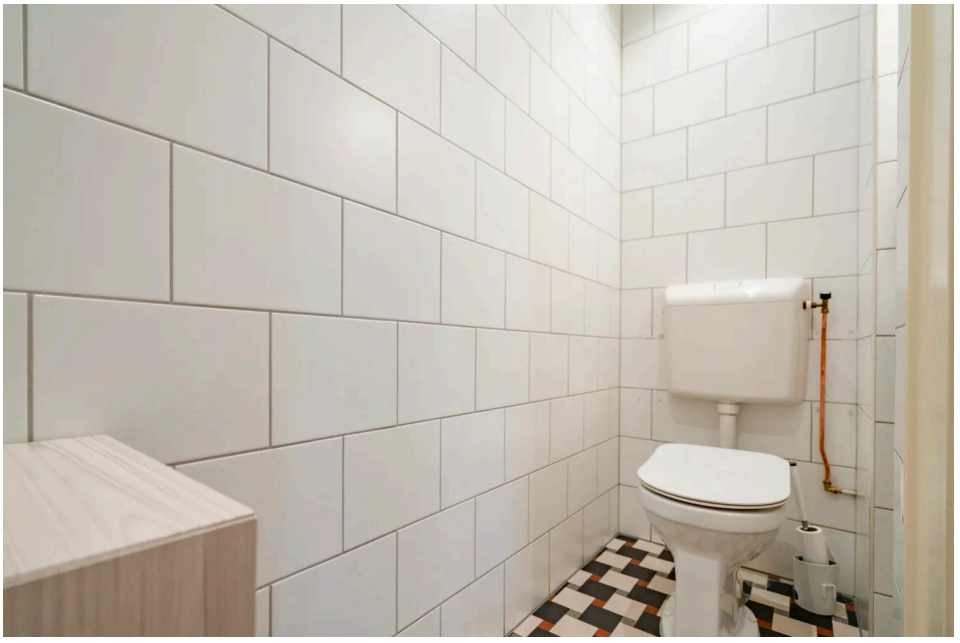




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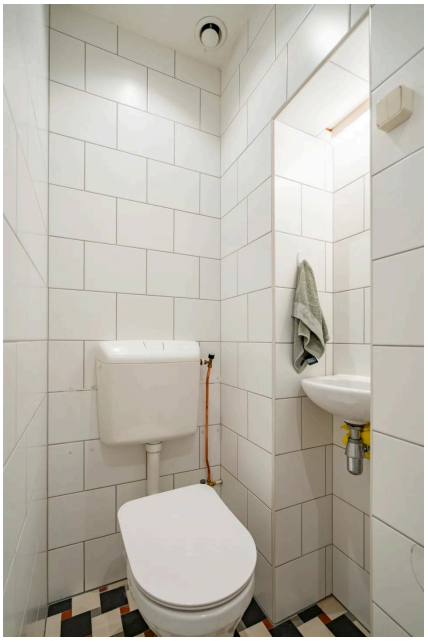
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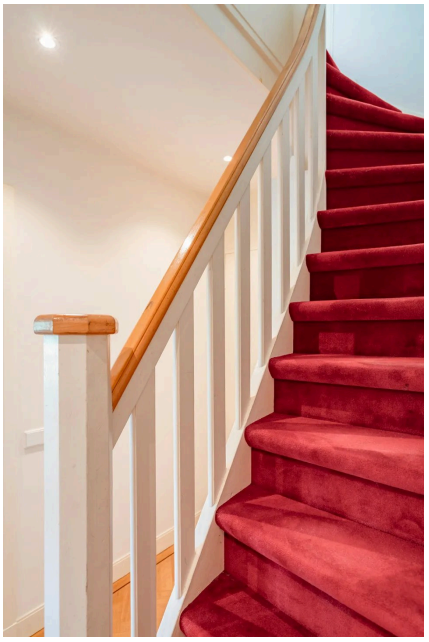
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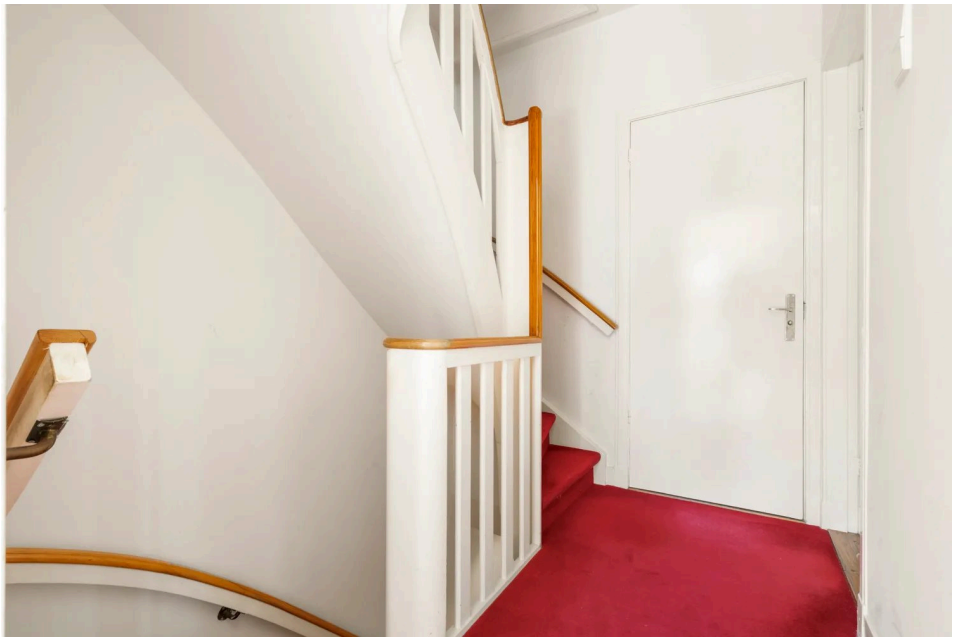
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VON POLL REAL ESTATE®

Keizersgracht 321
1015 EE Amsterdam
020 215 99 88

Claude Debussylaan 134
1082 MD Amsterdam
020 215 99 88



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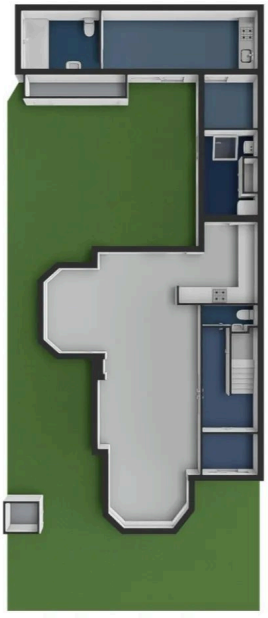
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Ein erster Eindruck

Charming 1930s Corner House with Guest Accommodation and Surrounding Garden – Emmakade 14, Amstelveen

This beautifully maintained, spacious, and exceptionally bright family home (187 m² of living space) is located in one of the most desirable areas of Amstelveen-Noord: directly on the water, with unobstructed views of the Amsterdamse Bos.

This characteristic 1930s corner house offers no fewer than five bedrooms, a fully independent guesthouse, a sunny south-facing garden, a covered bicycle shed, and a private jetty for a small boat — all situated on a generous plot of 253 m².

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Ausstattung und Details

Ground floor: Entrance hall with toilet and storage under the stairs. The stylish, spacious, and bright living and dining room features a front and side bay window, a fireplace, and a beautiful oak herringbone parquet floor with decorative trim.
The semi-open kitchen (renovated in 2021) is equipped with modern built-in appliances. Adjacent is the utility room with additional storage space and washer/dryer setup. The sliding doors lead directly to the sunny south-facing rear garden (approx. 115 m²).
On the side of the house, you'll find a covered bicycle shed. In the garden, there are two additional storage units/sheds. At the front of the house, there is a private jetty, perfect for a small boat.
Guesthouse (ground floor)
The guesthouse has its own entrance (also accessible from the garden) and features a living/seating area with kitchenette and underfloor heating, a separate bedroom, and a spacious bathroom with bathtub, separate shower, sink, and toilet. Very suitable for guests, an au pair, or as a home office/practice.
First floor
Landing, three bedrooms, and a bathroom with shower, double sink, and toilet. Two of the bedrooms have access to a balcony (facing south and east).
The spacious front bedroom includes a unique workspace located in the front extension with a spectacular view over the water and the Amsterdamse Bos.
Second floor
Landing, two full-size bedrooms, one of which has French doors and a separate study area. This floor also includes a third bathroom with toilet and sink.

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Alles zum Standort

The house is located on a quiet, green, and elegant canal in the popular Amstelveen-Noord area, directly on the water and overlooking the Amsterdamse Bos. Here you truly enjoy the best of both worlds: a green, child-friendly neighborhood right on the edge of Amsterdam, with the city easily within reach.

The nearby Amsterdamseweg offers a wide range of local amenities, including supermarkets (Albert Heijn), a bakery, butcher, and the popular Le Fournil bakery, as well as various specialty shops. You'll also find cozy cafés, restaurants, and terraces in the nearby historic village center, Het Oude Dorp.

For sports and leisure, the options are plentiful.

This location is ideal for families, with several primary, secondary, and international schools in the vicinity.

Accessibility is excellent: major roads A9 and A10 are easily reachable, and public transport (buses 357, 358, 174, 178 and trams 5 and 25) provides direct connections to the Zuidas, Schiphol Airport, and central Amsterdam.

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Sonstige Angaben

Features
- Built in 1936, tastefully renovated while preserving original details
- Living area: 187 m²
- Plot size: 253 m²
- Front, side, and rear garden (south-facing)
- Private jetty at the front
- Independent guesthouse with full amenities
- Kitchen renovated in 2021
- Intergas high-efficiency combi boiler (2023)
- Well insulated, energy label C
- 8 solar panels
- Covered bicycle shed
- Free parking in front of the house
- Transfer in consultation

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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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Joan Dik, Marie Christine Lodewijk & Elisabeth van Zijverden

De Lairessestraat 51, 1071 NT Amsterdam
Tel.: +31 20 215 99 88
E-Mail: info@von-poll.nl

Zum Impressum der von Poll Immobilien GmbH

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