



Haagweg 37 A
2681 PB Monster

€ 1.119.000 k.k.

Price	€ 1.119.000 k.k.
Status	Available
Acceptance	In consultation
House type	Villa, detached house
Build type	Existing
Year of construction	2013
Maintenance inside	Excellent
Maintenance outside	Excellent
Location	Near quiet road, in residential area
Living surface	177m ²
Plot surface	550m ²
Other surface	32m ²
Volume	741m ³
Rooms	6
Bedrooms	4
Bathrooms	1
Floors	2
Facilities	Mechanical ventilation, cable tv, natural ventilation
Energy label	A
Isolation	Roof insulation, wall insulation, floor insulation, insulated glazing, fully isolated
Hot water	Central heating
Heating	Central heating
Furnace	Nefit topline aquapower plus hrc25/cw6 11 (2013, combined furnace, owned)
Garden	Garden all round
Shed	Free standing, wood
Garage type	Extension, stone
Capacity	1
Sizes	14m ² , 341×409

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Haagweg 37 A in Monster - Villawijk Schelpenduin, unique living in the dunes.

Hidden in the dune landscape, just behind the sand motor and Solleveld National Park, lies the charming residential area of Schelpenduin. The rolling landscape, the sound of the surf in the distance and even the salty sea smell; it provides peace from the daily worries. On the other hand, it is the proximity of the beach, sea and dunes that provides entertainment in the immediate area. There are plenty of recreational opportunities in this nature reserve: golfing, cycling, walking, horse riding, kiting, wave surfing, beach yoga and of course the many beach pavilions for the necessary relaxation.

The villa is located adjacent to the street which is named after the noble Santhorsthof family and is known for its many spacious villas. Here you will find this beautiful Beach House villa with private land and surrounding garden. Anyone who lives here has a holiday feeling 365 days a year due to the atmosphere in the neighborhood and the beautiful location and nature around. Have you always dreamed of a detached, lifelong villa within walking distance of the beach? You may have found your dream villa right now!

Residence Makelaars would like to show you this house, but will now give you a preview through this descriptive viewing.

When you enter this beautiful villa, you walk via the spacious driveway towards the entrance. The beautiful hall gives you the feeling of coming home to an oasis of light and tranquility, which is equipped with a toilet with a fountain. A great first impression. Through the hall you have access to the very spacious living/dining room. Beautiful view over the garden from the living room. This house also has a separate media room, ideal for use as a bedroom on the ground floor or as a work space or children's play area. Beautiful spacious Bulthaup kitchen with Miele appliances (oven, combination microwave, spacious refrigerator with 0 degree zone, 5 burner ceramic hob, extractor hood and dishwasher). Through both the living room and kitchen you have access to the beautifully landscaped garden with a canopy and shed. In the garden you can enjoy the sun through the various seating areas. Through the kitchen there is access to the garage and home office. The office also has its own entrance and, by preparing a water connection, it can also be used as a laundry room or a bathroom on the ground floor. Everything is available on the ground floor to make the villa suitable for life.

1st floor:

Stairs to the 1st floor, master bedroom at the front with spacious fitted wardrobes. Second bedroom located at the rear, also of large size. Third spacious bedroom located in the middle. Luxury bathroom with bubble bath, walk-in shower, double washbasin, built-in toilet and skylight. Separate laundry room.

2nd floor:

Access to the top floor/attic via an attic staircase. Ideal for storage or possibly to use as extra rooms after installing a dormer window.

Particularities:

- Top location adjacent to the popular Villa district Schelpenduin;
- Located on a quiet and very child-friendly bicycle street with only local traffic;
- 50 meters to the nature reserve and less than 500 meters to the beach;
- Less than 1 km from the Hague border and within cycling distance of Kijkduin; Bus connection within walking distance;
- Rare location at a private beach entrance; -Very exclusive living on the edge of the dunes;
- Detached villa on a plot of 545m²; -Ample parking on site;
- Dogs allowed on the beach 365 days a year;
- Luxury Bulthaup kitchen with cooking island equipped with Miele appliances;
- Modern bathroom with bubble bath and walk-in shower;
- Very well insulated with energy label A;
- Garage and storage room;
- Garden with roof;

- Community harbor with shared jetty, where the water is directly connected to The Hague, Delft & Westland;
- Delivery in consultation.

This beautiful villa is definitely worth a visit!































