



Laan van Eik en Duinen 229
2564 GS Den Haag

€ 745.000 k.k.

Price	€ 745.000 k.k.
Status	Available
Acceptance	Directly
House type	Town house, terraced house
Build type	Existing
Year of construction	1921
Maintenance inside	Moderate
Maintenance outside	Moderate
Location	Near quiet road, in residential area
Particulars	Protected town view, needs work
Living surface	218m ²
Plot surface	162m ²
Other surface	10m ²
Volume	908m ³
Rooms	9
Bedrooms	6
Bathrooms	1
Floors	4
Facilities	Smoke duct
Energy label	F
Isolation	Insulated glazing
Hot water	Central heating
Heating	Central heating
Furnace	(owned)
Garden	Backyard, frontyard
Backyard	Southeast, 58m ² , 596×978cm

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Laan van Eik en Duinen 229, The Hague - Bloemenbuurt/Heesterbuurt

Unique Opportunity: Stunning Mansion to Renovate or Buy Fully Renovated!

This magnificent townhouse, built in 1921, offers the perfect opportunity for those seeking a project to fully renovate according to their own preferences. The property is also ideal for buyers who prefer a move-in ready home and wish to purchase a fully renovated house. Combining historical charm with an excellent location, this mansion offers countless possibilities to tailor it to your personal taste.

Location:

Situated at the edge of the popular Bloemenbuurt and just a short distance from the vibrant Fahrenheitstraat, this neighborhood offers excellent accessibility and a wealth of amenities such as shops, restaurants, schools, and public transport. Everything you need for daily convenience is within reach, while you can also enjoy the peace and greenery of the surrounding area.

Layout:

Upon entering, you are welcomed by an authentic vestibule featuring beautiful stained-glass windows and a classic granite floor, which immediately sets the tone for the historical character of the house. The hallway, with glazed tiles, leads to the spacious living/dining room. The living room is light and airy, thanks in part to the French doors leading to the sunny south-east facing backyard. The room is also equipped with a classic fireplace and plastic frames, which contribute to the house's charming appearance.

The kitchen, located at the rear, offers great potential for a modern renovation and provides access to the backyard. This floor also features a separate toilet and access to the cellar.

First Floor:

The first floor includes a spacious landing with access to 3 or 4 bedrooms. The master bedroom is located at the rear of the house and offers ample space. The large bedroom at the front of the house benefits from plenty of natural light, while the spacious side room and rear side room also offer various layout possibilities. The rear side room is ideal for converting into a large bathroom. Additionally, there is a separate toilet and a convenient storage closet. All windows on this floor are fitted with plastic frames and double glazing.

Second Floor:

On the second floor, you'll find two more spacious bedrooms, with the largest room offering a beautiful view over the surrounding neighborhood. The bathroom is equipped with a bathtub, shower, and sinks, providing enough space for a renovation to suit your preferences. This floor also offers the potential to create a sunny rooftop terrace, perfect for enjoying the outdoors in the heart of the city.

Attic:

A staircase leads to the spacious attic, which serves as an ideal storage space. The attic features a skylight that provides plenty of natural light and a practical layout. The attic offers many possibilities and significantly increases the potential of this property.

Cellar:

In 2021, a cellar of no less than 69 m² was added and legalized. This cellar offers plenty of storage space and houses the central heating system. The space is perfect for various uses, such as a workspace, hobby room, or extra storage. The cellar increases the functionality of the property and provides many options for the future owner.

Summary:

This classic mansion from 1921 is a true gem in the Bloemenbuurt and offers both the space and potential for a detailed and stylish renovation. The property offers 218 m² of living space, a generous cellar, spacious bedrooms, and a south-east facing backyard. Located

in a beloved and well-connected neighborhood, with amenities within walking distance, this is an excellent opportunity for buyers who love historical charm and are looking for a project to create their dream home.

Are you ready to make this mansion your own? Contact us for more information and to schedule a viewing!

Key Features (Current Condition):

- Top location in a highly sought-after neighborhood
- Living area 218 m²
- Cellar: 69 m² (legalized in 2021)
- Year of construction: 1921
- Location: Bloemenbuurt/Heesterbuurt, The Hague
- Potential: Excellent for renovation or as a move-in ready home after a full renovation
- Freehold property (no leasehold)
- 7-room, 3-story house with a living room, dining room, 5 bedrooms, and 1 office
- Energy label: F
- Bathroom and kitchen have been removed
- Protected cityscape
- The property is dated and needs renovation
- Project notary
- Immediate delivery

Key Features (After Renovation):

- Top location in a highly sought-after neighborhood
- Beautiful garden accessible from the kitchen and living/dining room, facing south-east, so you can enjoy the sun both in the morning and afternoon
- Fireplace newly installed by Renzo van Engelen
- Many original style elements have been preserved and restored, as they should be
- Year of construction: 1921
- HR 2025 central heating system
- New electrical panel with 12 circuits and earth leakage switches
- Energy-efficient (A-label), important for the future
- New windows throughout with HR++ glazing
- Entire property insulated (facade, roof, and floor insulation)
- New plumbing (gas, water, and electricity)
- Bathroom and toilets with mechanical ventilation
- Optional solar panels
- Freehold property
- Protected cityscape
- Project notary
- Price after renovation: €1.095.000,-
- Delivery by agreement

This is a unique opportunity to transform a historical gem into a modern, energy-efficient family home, in one of The Hague's most desirable neighborhoods. Don't miss out—contact us to learn more!

















