



Rural and centrally located contemporary home.

Kalderstraat 49, 3770 Riemst Zichen-Zussen-Bolder

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Open development in a low-traffic area. Despite the inferior energy label, the house has effectively low electricity consumption (€ 163.35/month in '24) due to the photovoltaic panels, home battery and insulation. Other features include a pleasant through lounge, closed living kitchen, three bedrooms, one of which is on the ground floor with a multifunctional character (also ideal for a liberal profession, for example), fully fenced and landscaped garden.

Layout

Through the spacious entrance hall with guest toilet and vestibule, there is access to the living room, closed living kitchen, intermediate hall including washbasin and exterior door, 1st bathroom and bedroom 1/polyvalent room. The fully fenced and landscaped outdoor area features a driveway, outdoor parking, covered terrace and lounge, garden shed, paving (natural stone, concrete bricks, pebble deck), lawn and various mature plantings.

The first floor comprises a central night hall, storage room, two full-size bedrooms, bathroom and bidet.

Also, the entire house is equipped with a (dry) crawl space with a clear height of 0.8 m.

With limited efforts, the energy label can be upgraded to an A-status (see EPC simulation attached).

Finish

The bespoke kitchen is finished in a set of low and high cabinets with work surfaces in natural stone, A-brand appliances, large sink, induction hob with matching extractor fan, dishwasher, combination oven, fridge, freezer.

The first bathroom has a fixed washbasin and a walk-in rain shower. The 2nd bathroom is installed with a vanity unit, bathtub/shower combination and a bidet.

The house further features 24 photovoltaic panels (2024 yield of 4.21 MWh) and a home battery, water softener, fixed built-in cupboards and a pellet stove.





Facts & Figures

Address Details

address Kalderstraat 49
3770 Riemst Zichen-
Zussen-Bolder

Financial information

price excl. cost € 409.000
registration fees apply yes
cadastral income € 637

Technical information

year of construction	1992	bedrooms	3
year of renovation	2015	bathrooms	2
plot size	1.039 m ²	epc	463 kwh/m ²
habitable living space	142 m ²		
patio orientation	north east		
garden orientation	north east		

extra fire detection, garden shed
g-score d
p-score d
o-level class d (medium probability under current climate)
worg no