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MEMBER



PROPERTY BROCHURE





# JOURE

MIDSTRAAT 24 - 8501 AP - NETHERLANDS

€1,190,000 k.k.

# JOURE

## MIDSTRAAT 24 - 8501 AP

ASKING PRICE	€1,190,000 k.k.
Status	beschikbaar
Acceptance	in overleg

### CONSTRUCTION

Kind of house	Herenhuis, vrijstaande woning
Building type	bestaande bouw
Construction period	1904
Particulars	monumentaal pand, monument, dubbele bewoning mogelijk, beschermd stads of dorpsgezicht, toegankelijk voor ouderen, toegankelijk voor minder validen, erfgoed

### SIZES AND LOCATION

Living area	416 m²
Other indoor space	54 m²
Exterior attached space	45 m²
Volume	2117 m³
Plot size	482 m²
Location	in centrum, beschutte ligging





#### VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1  
8911 AD Leeuwarden

+31 582300623  
[info@villafriesland.nl](mailto:info@villafriesland.nl)



# JOURE

## MIDSTRAAT 24 - 8501 AP

### LAYOUT

Rooms	11
BedRooms	8
BathRooms	2
Floors	4
Facilities	alarminstallatie, airconditioning, rookkanaal, dakraam, natuurlijke ventilatie

### MISCELLANEOUS

Insulation	dakisolatie, gedeeltelijk dubbel glas
Type of roof	samengesteld dak
Roof materials	pannen, bitumineuze dakbedekking
Inside maintenance	goed
Outside maintenance	goed

### C.H.

Hot water	elektrische boiler eigendom
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### SHED

Type	aangebouwd steen
Facilities	voorzien van elektra
Amount	1

## GARAGE

Type	geen garage
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## GARDEN

Gardens	achtertuin
Total surface	182 m²
Main garden	achtertuin
Location	zuidwest
Back entrance	1
Dimensions	1012x1799 (182)

## PARKING

Facilities	openbaar parkeren
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# JOURE

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## MIDSTRAAT 24 - 8501 AP

### DESCRIPTION

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Live or Work in Style Just One Hour from the Randstad

On the characteristic Midstraat, in the heart of Joure, stands this impressive National Heritage Monument dating from 1904, designed by the renowned architect and former Chief Government Architect C.H. Peters (1847–1931). The property is a magnificent example of Neo-Gothic architecture, enriched with refined Neo-Renaissance elements. Its richly ornamented façade, intricate brickwork and original detailing exude the grandeur of a bygone era.

The wide stepped gable marks two entrances: on the left, the access to the commercial section; on the right, the entrance to the residential quarters both internally connected. The solid wooden front door, with its exquisite carvings, is a true work of art that invites you to step inside and experience the atmosphere and possibilities. A multifunctional Frisian gem with excellent accessibility thanks to fast connections to the A6 and A7.

#### GROUND FLOOR, LIVING OR WORKING

Through the right-hand entrance you enter the residential area, where the original trough vault and characteristic floor tiles instantly set the authentic tone. The charming garden room at the rear features richly decorated French doors opening onto the terrace and the deep, sun-filled patio garden with double rear access. The spacious cellar provides the perfect space for a fine wine collection.

Via the left entrance, or internally through the central hall, you reach a 77 m<sup>2</sup> multifunctional space equipped with a professional kitchen, utility room and storage, a garden-facing room, and a modern double restroom with adjacent bathroom. With its current layout, double house numbers and mixed-use zoning, the property offers countless possibilities for living, working and entrepreneurship.

#### FIRST FLOOR WITH ROOF TERRACE

The monumental natural stone staircase with cast-iron balusters leads to the first floor, which has largely retained its original layout. From the landing, an ornate wooden door opens into the tiled hallway. To the right are the rooms en suite with sliding doors featuring brass fittings from Joure's historic brass foundry. Original details, geometric ceiling mouldings, rosettes, parquet floors and a black marble fireplace, have been beautifully preserved.

The generous 45 m<sup>2</sup> roof terrace, adjoining the living room on the garden side, offers abundant potential (see artist impression). To the left of the hallway are the kitchen, two bedrooms and a toilet with adjoining bathroom.

#### SECOND FLOOR / LOFT

The impressive attic floor of 85 m<sup>2</sup>, fully insulated and featuring striking wooden trusses, remains in its original state and offers full standing height. Accessed via a fixed staircase, this floor provides ample opportunity to create a stylish loft apartment (see artist impression).

#### SOUTH-FACING GARDEN

Behind the property lies a sunny, deep, south-facing garden, a green oasis in the centre of Joure, where peace and privacy prevail. The garden has a right-hand rear entrance leading to the parking area and a left-hand rear entrance connecting to the shopping street.

#### POSSIBILITIES

With 470 m<sup>2</sup> of living, working and storage space, Midstraat 24-26 presents a unique opportunity to combine heritage with contemporary comfort. Think of a spacious multigenerational family home, an elegant practice or office space, a charming Bed & Breakfast or boutique hotel, a characterful culinary business, or a unique combination of living, working and partial rental.

The property has been carefully renovated and restored; roof insulation, floors, ceilings and window frames have been partially renewed while preserving its monumental features. Thanks to previously granted subsidies and low-interest restoration loans (from 1.5%), maintaining this exceptional property is not only feasible but financially attractive.

Granted subsidies and arrangements:

- SUMO subsidy: €170,000
- SIM subsidy: €2,880 per year (5 years remaining)
- Eligibility for low-interest restoration and sustainability loans

#### JOURE FRIESLAND

Joure is a vibrant Frisian regional town with approximately 13,000 inhabitants, centrally located in the municipality of De Fryske Marren. With its own bus station and favourable position near the A6/A7 junction, Heerenveen, Sneek, Groningen and Amsterdam are all easily accessible (around 60 minutes to the Randstad). From the Joure marina, you sail directly to the Langweerder Wielen or the Sneekermear.

The village offers every amenity: a lively centre with shops and restaurants, several schools, sports clubs, a subtropical swimming pool and an active community life. The Frisian Lakes, Haulster Forests, Gaasterland forests and the 18-hole golf course of Sint



Nicolaasga are all close by.























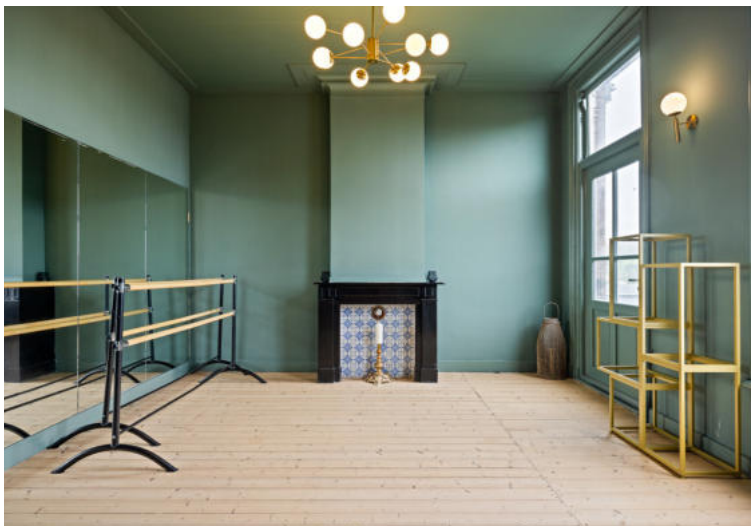




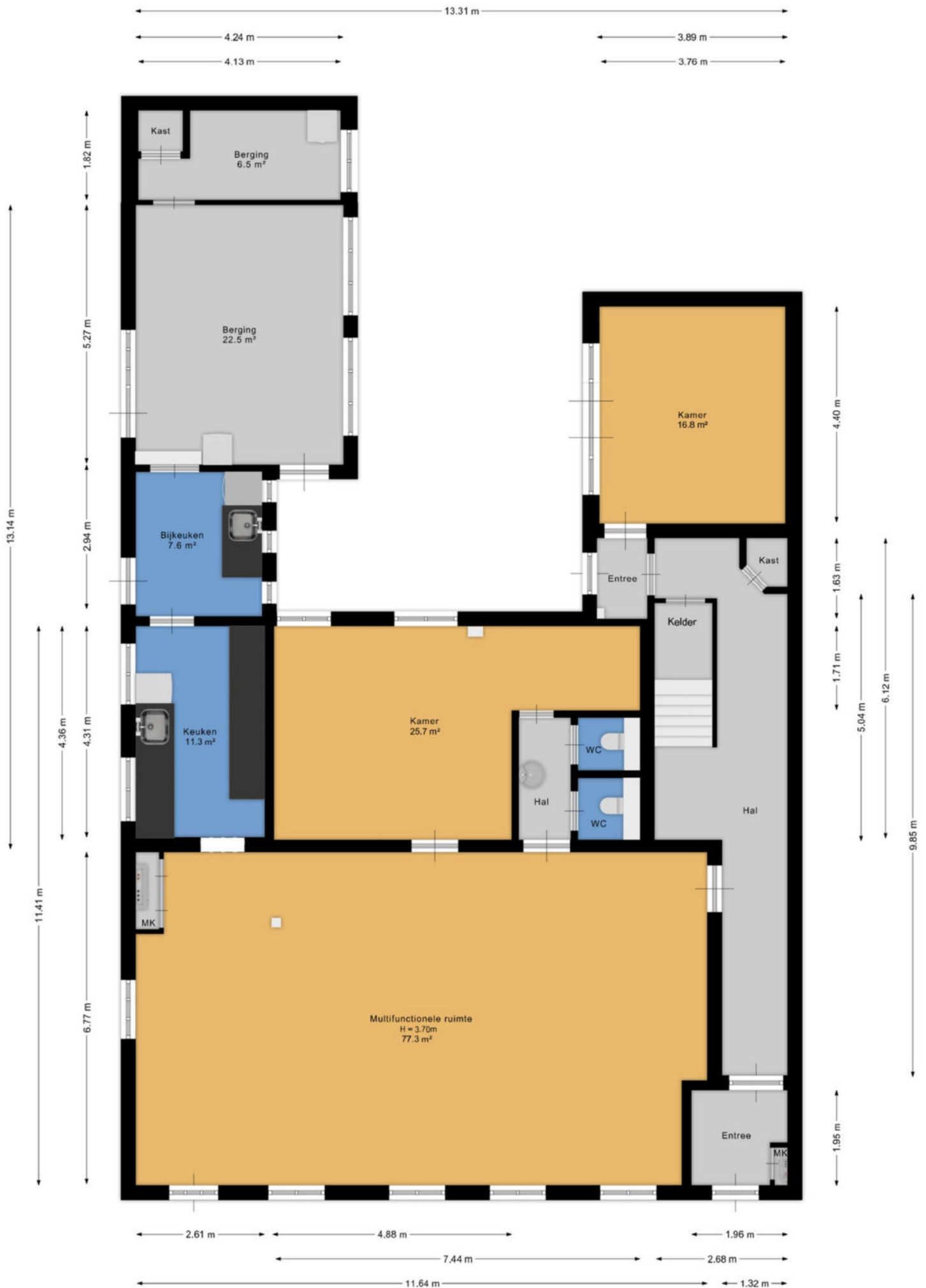








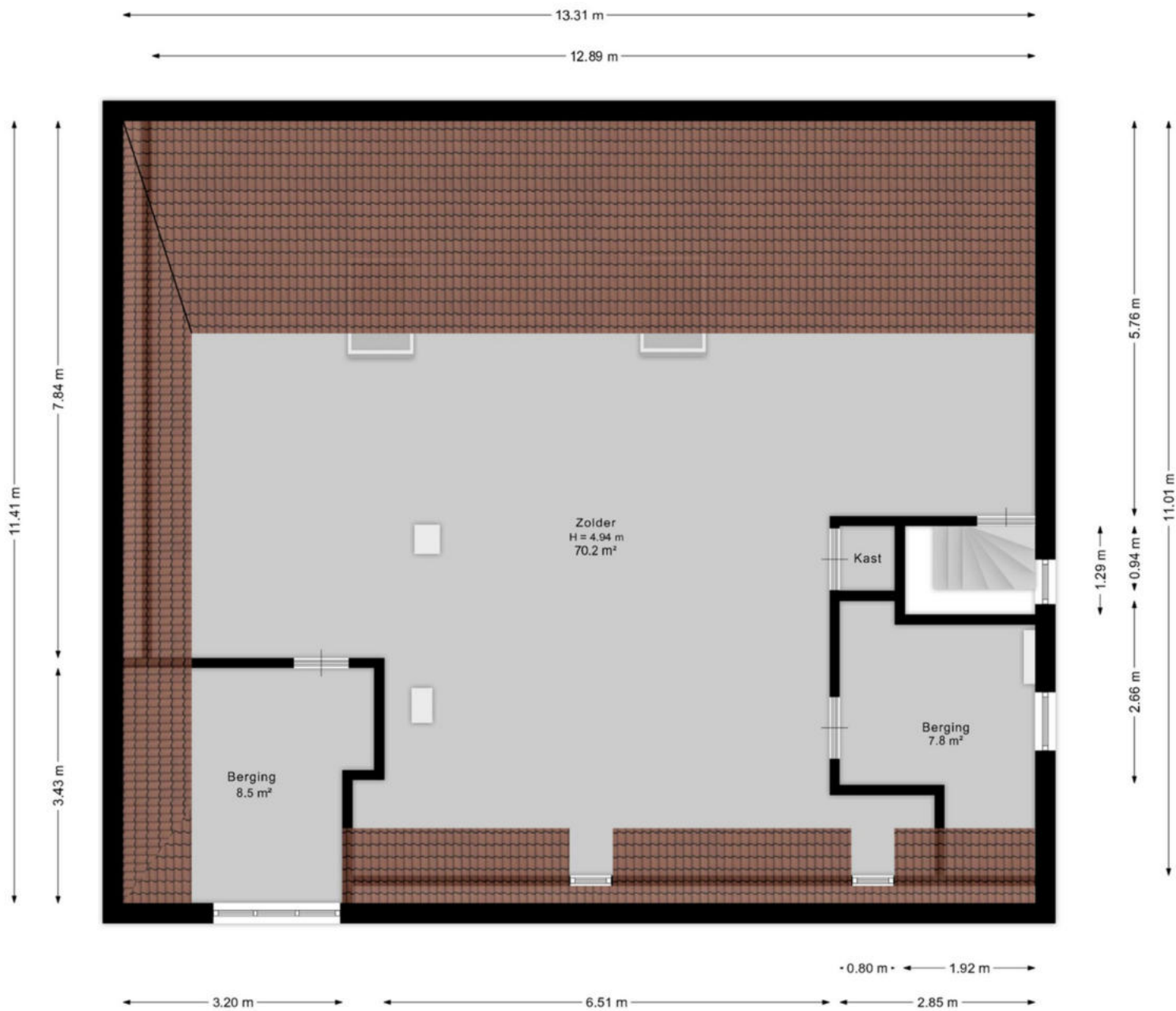






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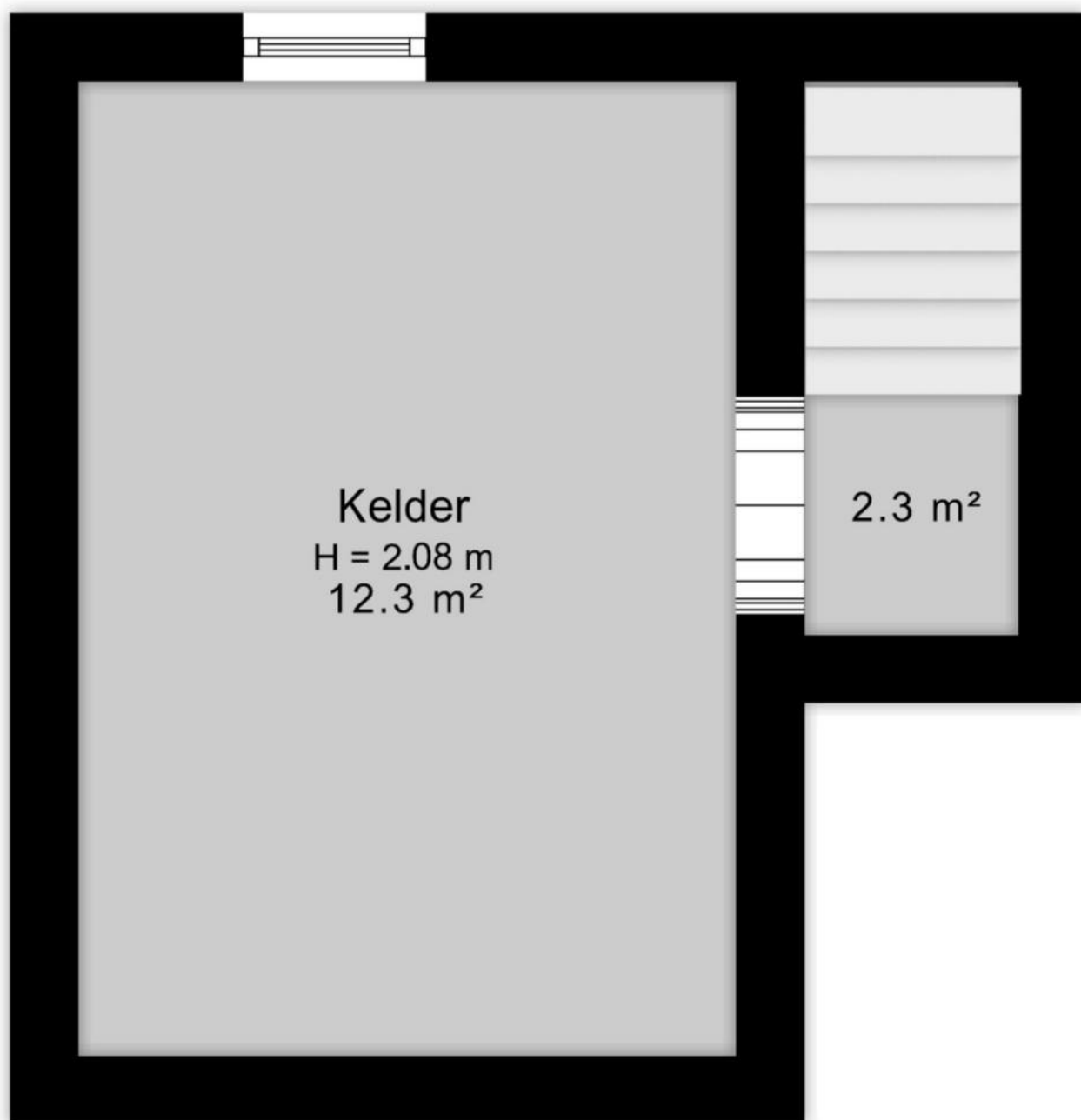
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← 4.12 m →

◀ 0.90 m ▶

↑ 4.27 m ↓



Kelder  
H = 2.08 m  
12.3 m<sup>2</sup>

2.3 m<sup>2</sup>

← 2.88 m →

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