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LUXURY HOMES
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PROPERTY BROCHURE



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HARLINGEN

FRANEKEREIND 15 - 8861 AA - NETHERLANDS

€775,000 k.k.

HARLINGEN

FRANEKEREIND 15 - 8861 AA

ASKING PRICE	€775,000 k.k.
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Status	beschikbaar
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Acceptance	in overleg
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CONSTRUCTION

Kind of house	Grachtenpand, halfvrijstaande woning
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Building type	bestaande bouw
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Construction period	1651
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Particulars	monumentaal pand, monument, dubbele bewoning mogelijk, beschermd stads of dorpsgezicht, erfgoed
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SIZES AND LOCATION

Living area	469 m ²
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Other indoor space	22 m ²
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Volume	2041 m ³
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Plot size	210 m ²
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Location	aan water, aan rustige weg, in centrum
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VILLA FRIESLAND MAKELAARDIJ

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HARLINGEN

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LAYOUT

Rooms	9
BedRooms	5
Floors	6
Facilities	rookkanaal, dakraam, natuurlijke ventilatie

MISCELLANEOUS

Insulation	muurisolatie
Type of roof	schilddak
Roof materials	pannen
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel, mogelijkheid voor open haard
Boiler type	Remeha
Construction year	2020
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel

SHED

Facilities	voorzien van elektra
Amount	1

GARAGE

Type	geen garage
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GARDEN

Gardens	geen tuin
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PARKING

Facilities	openbaar parkeren, parkeervergunningen
Commentary	max 5 vergunningen





HARLINGEN

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DESCRIPTION

Monumental multifunctional residence ideal for a gallery, a studio, a practice or BB.

Along one of the oldest canals in the historic heart of Harlingen stands this impressive listed National Monument known locally as "Het Tempelhuys". Rising proudly above the surrounding rooftops it continues to breathe the maritime spirit of this vibrant harbour town. In summer the Franekereind becomes a charming stage where residents, travellers, seafarers and enthusiasts of the Wadden Sea meet.

This deep canal house with two full residential floors a lodge hall, chapel, cellar and a striking attic loft beneath an exposed timber frame is an architectural icon. It tells a story reaching back to the seventeenth century a history of trade, prosperity, spirituality and culture. The ornate rocaille style entrance door, the mullioned windows, the sculpted façade stones with frieze and the carved stoop posts are tangible reminders of its rich past. The picturesque streetscape with benches in front of the historic façades forms the perfect setting for life at the Franekereind; convivial, stylish, atmospheric and within walking distance of all amenities.

GROUND FLOOR

Behind the monumental front door unfolds a stately hall with marble floor and vestibule. The long corridor provides access to three generous rooms an internal storage space and the original wide staircase.

The front room currently used as a gallery shop enjoys a beautiful view of the canal through its corner windows.

The middle room arranged as a bedroom features an ensuite dressing room, washbasin and tall windows allowing for a remarkable play of light.

The rear room now a practice space is playfully arranged with a mezzanine and a treatment room below. From here there is access to the chapel, a transitional space with an original decorative niche in the side wall.

The internal storage room is equipped with electricity. Thanks to the presence of two vertical stacks there is potential to create a bathroom on this floor. The rooms are heated by radiators.

FIRST FLOOR

The monumental staircase leads to a generous landing on the first floor. At the front lies the atmospheric living kitchen with canal

view and ample space for a large dining table and seating area. On the opposite side is the impressive lodge hall a lofty vaulted space with large windows and a podium. A versatile place perfectly suited for gatherings, music or yoga studio, workspace, gallery or additional living space. This lodge hall is heated by a closed hot air system the remaining living areas by radiators.

SECOND FLOOR

A fixed staircase leads to the second floor. Here is a charming studio apartment with complete kitchen box bed and views over the Franekereind. Directly next to the apartment is the bathroom with washbasin and shower the toilet is separate.

Also on this floor is a large multifunctional space with technical installations laundry setup ample storage and a playful view into the lofty lodge hall. Heating by radiators.

THIRD FLOOR

An impressive centuries old wooden staircase leads to the full attic level of 106 m² with a ceiling height of 2.17 m where the original trusses and heavy beams remain beautifully exposed. The old cabin offers a phenomenal view over Harlingen and to the rear is a more modern roof window. This level has excellent potential for transformation into a loft style living space.

ATTIC

Above the third attic floor is an additional attic under the ridge with standing height. The roof is in good condition and largely renovated.

CELLAR

Below the ground floor is a dry spacious cellar of 20 m² with a height of 1.50 m.

HIGHLIGHTS

- atmospheric central location all amenities within walking distance
- ideal for living and working office, gallery, studio hall, practice or B&B
- Iconic Monument with exceptional possibilities
- approximately 470 m² of living space
- parking permits (5) directly in front of the property
- Amsterdam reachable within the hour

HARLINGEN

Harlingen also known as the little Amsterdam of Friesland with more than six hundred monuments is one of the most beautiful harbour towns of the North. Living here means life by the Wadden Sea surrounded by unique nature close to the islands and with all facilities within reach atmospheric restaurants shops schools medical services and a train station.

The city has a rich history dating back to the thirteenth century. The nautical atmosphere is still tangible in the characteristic

harbour area where in summer a lively dynamic unfolds of tourists seafarers and Wadden enthusiasts. Thanks to its location above the Afsluitdijk Amsterdam is reachable within an hour.

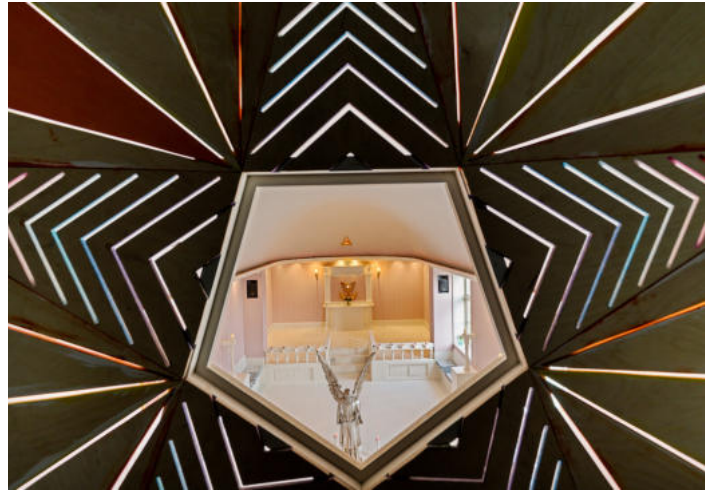
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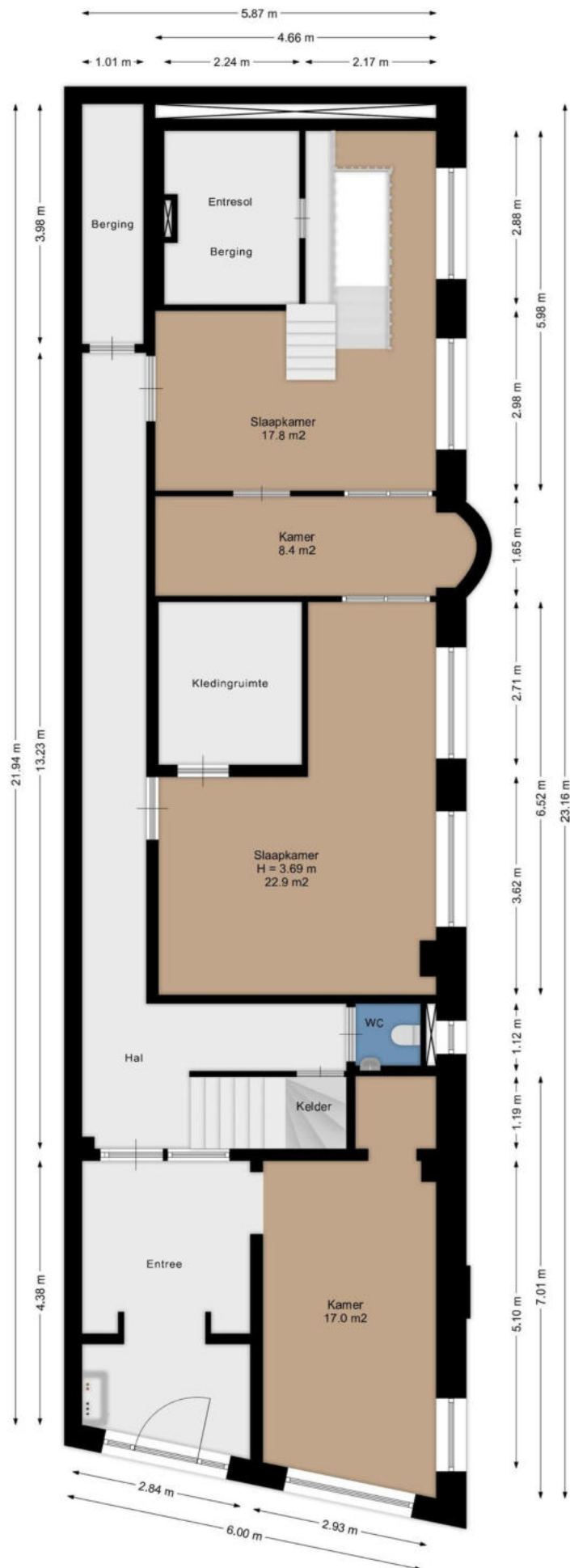




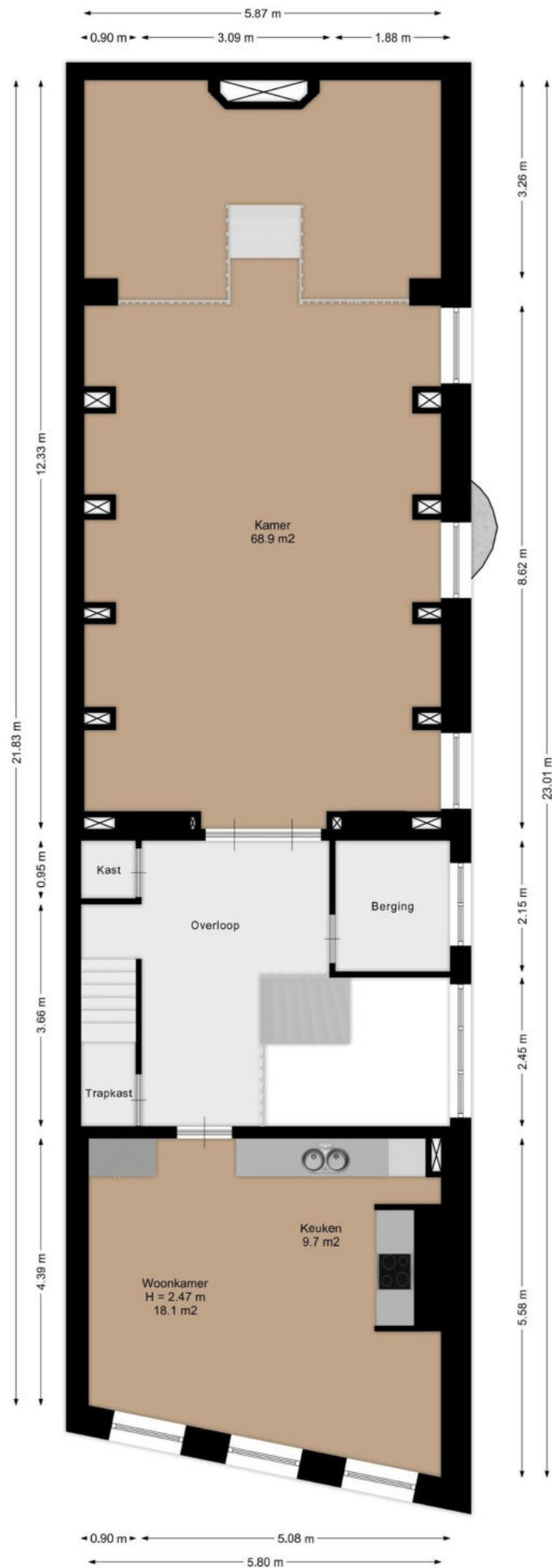




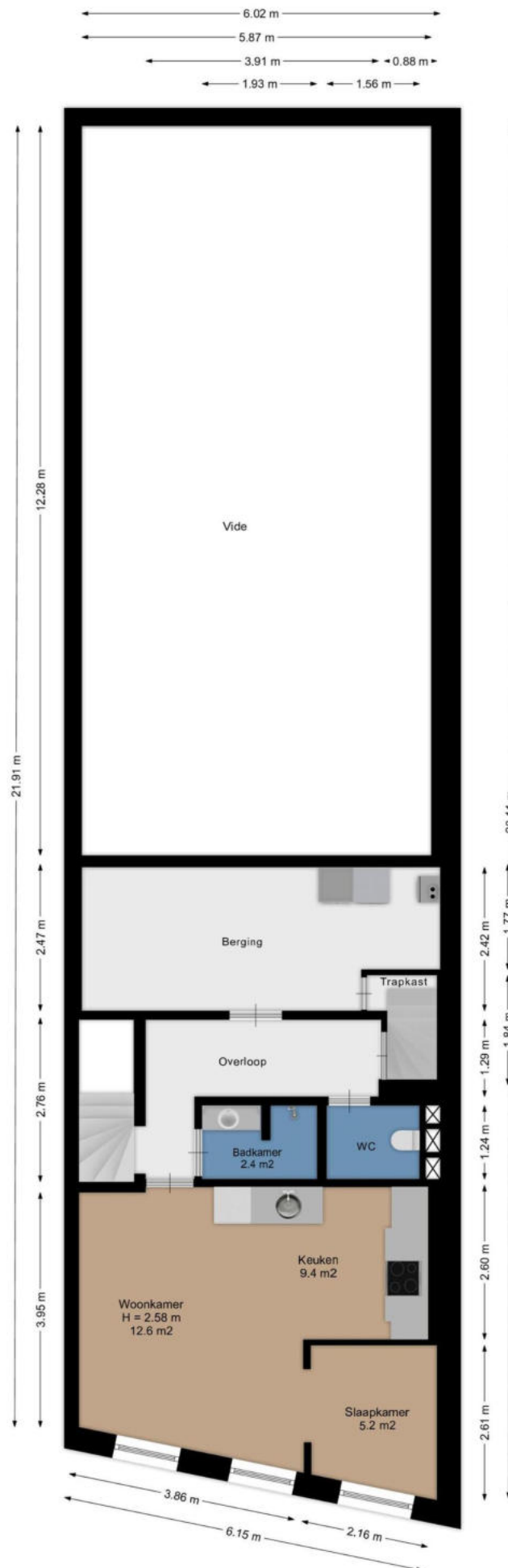




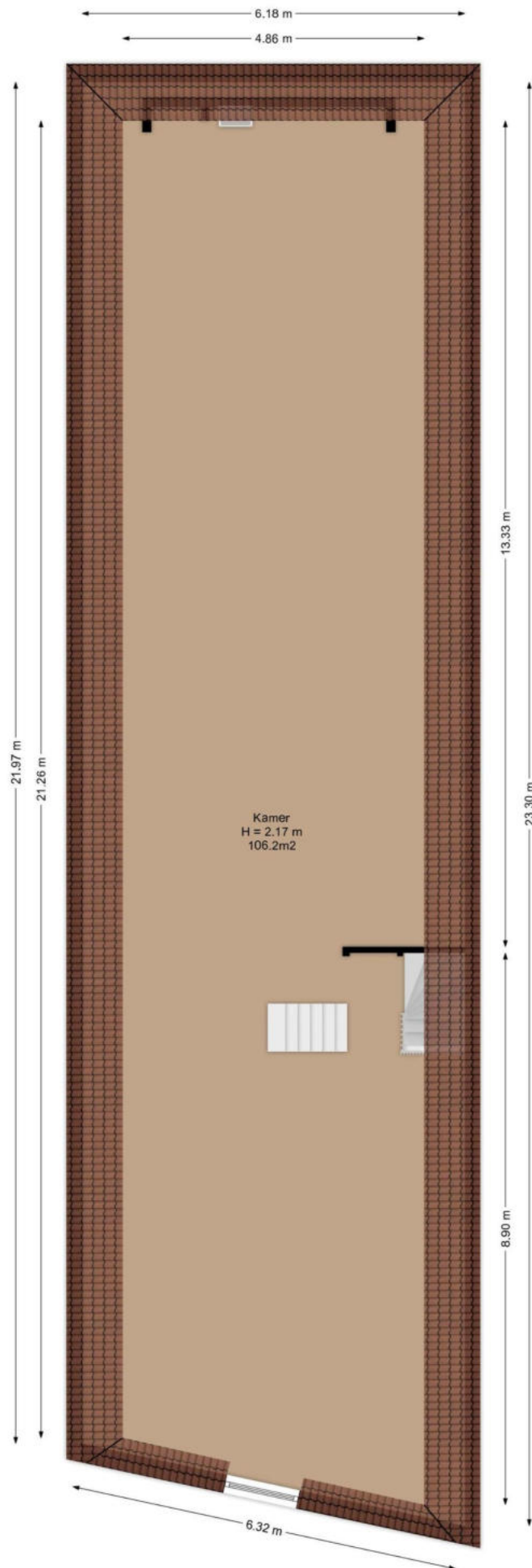
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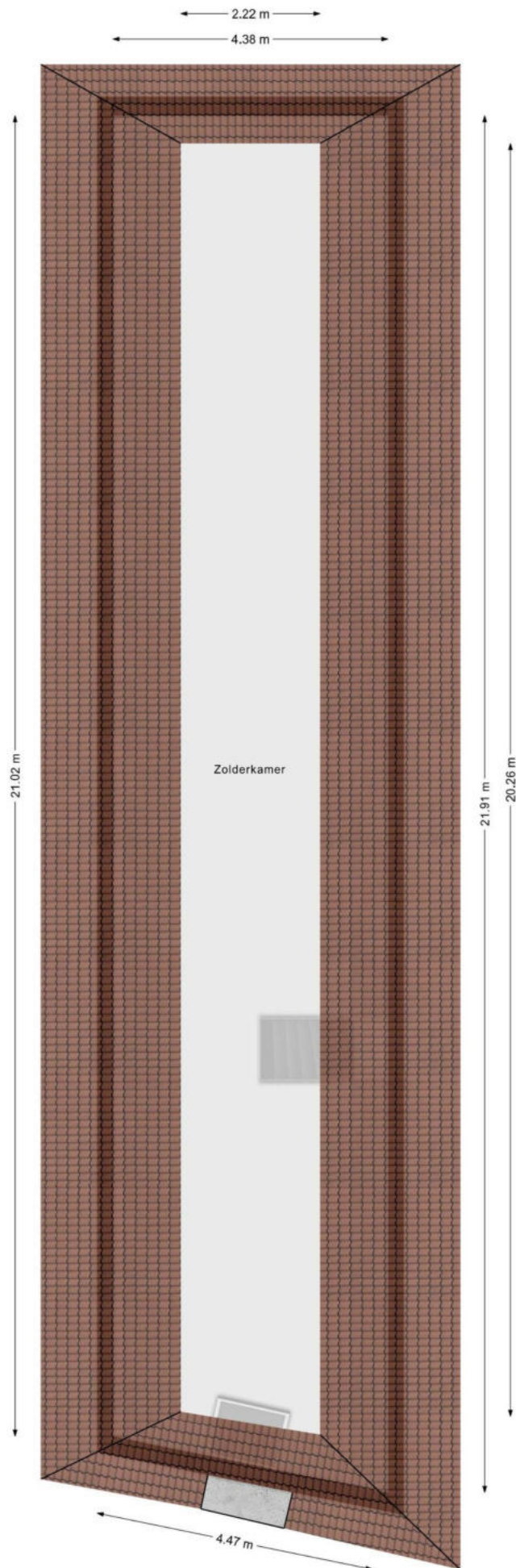
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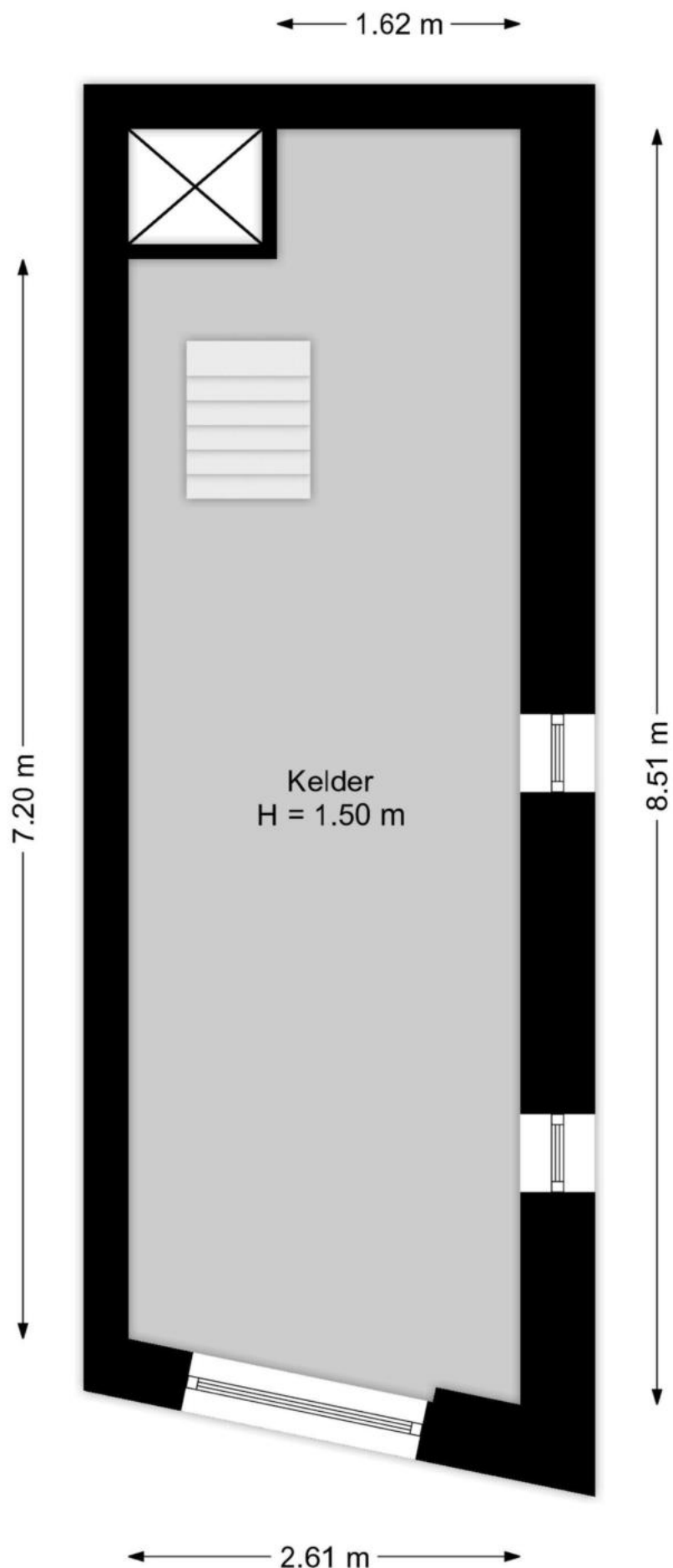
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