

Asking price
€ 1.095.000,- k.k.

VELDHOVEN
Heuvelwal 1

Features & specifications



House volume: $\pm 1227 \text{ m}^3$
Living area: $\pm 245 \text{ m}^2$
Outdore space: $\pm 26 \text{ m}^2$
Plot size: $\pm 400 \text{ m}^2$

- ✓ Stunning villa with single-level living
- ✓ Fully basemented with various usage possibilities
- ✓ Almost entirely equipped with underfloor heating
- ✓ Gorgeous living room with two gas fireplaces
- ✓ Stylish kitchen with full built-in appliances
- ✓ Modern and fully equipped bathroom
- ✓ Air conditioning and 13 solar panels
- ✓ Sunny, green backyard facing southwest
- ✓ Energy label A (valid until 27-12-2030)



Introduction

A Unique Opportunity: Beautiful Villa with Single-Level Living!
Heuvelwal 1 is now for sale.
This detached and fully basemented home boasts modern finishes, a green and sunny backyard, a high-quality kitchen, and a large garage with unique potential.

The villa is located in a young residential area in Veldhoven Noord, offering excellent access to all imaginable amenities. Within a few minutes by bike, you'll reach the center of Meerhoven, home to various shops and supermarkets. Other centers that Veldhoven has to offer are also easily accessible. In addition, the neighborhood features various sports facilities such as a football club and a padel/tennis club.

Thanks to its location in Veldhoven Noord, the accessibility is excellent. Multiple bus stops surround the area, and within a few minutes by car, you can reach the highway network, including the N2, A2, A50, and A58. Other major roads provide easy access to companies and institutions like ASML, the High Tech Campus, and MMC Veldhoven.



Located in a quiet neighborhood in northern Veldhoven, this beautiful villa at Heuvelwal 1 awaits you. From the street, which offers ample parking, a stylish stairway in the front garden leads you to the impressive, covered entrance. The front garden also features ornamental ponds.



You enter into the spacious hallway, which immediately sets the tone for the rest of the house. Large windows bring in abundant natural light, and the elegant tile flooring with underfloor heating begins here. The hallway leads, via double doors, into the living room, and also connects to various other rooms.

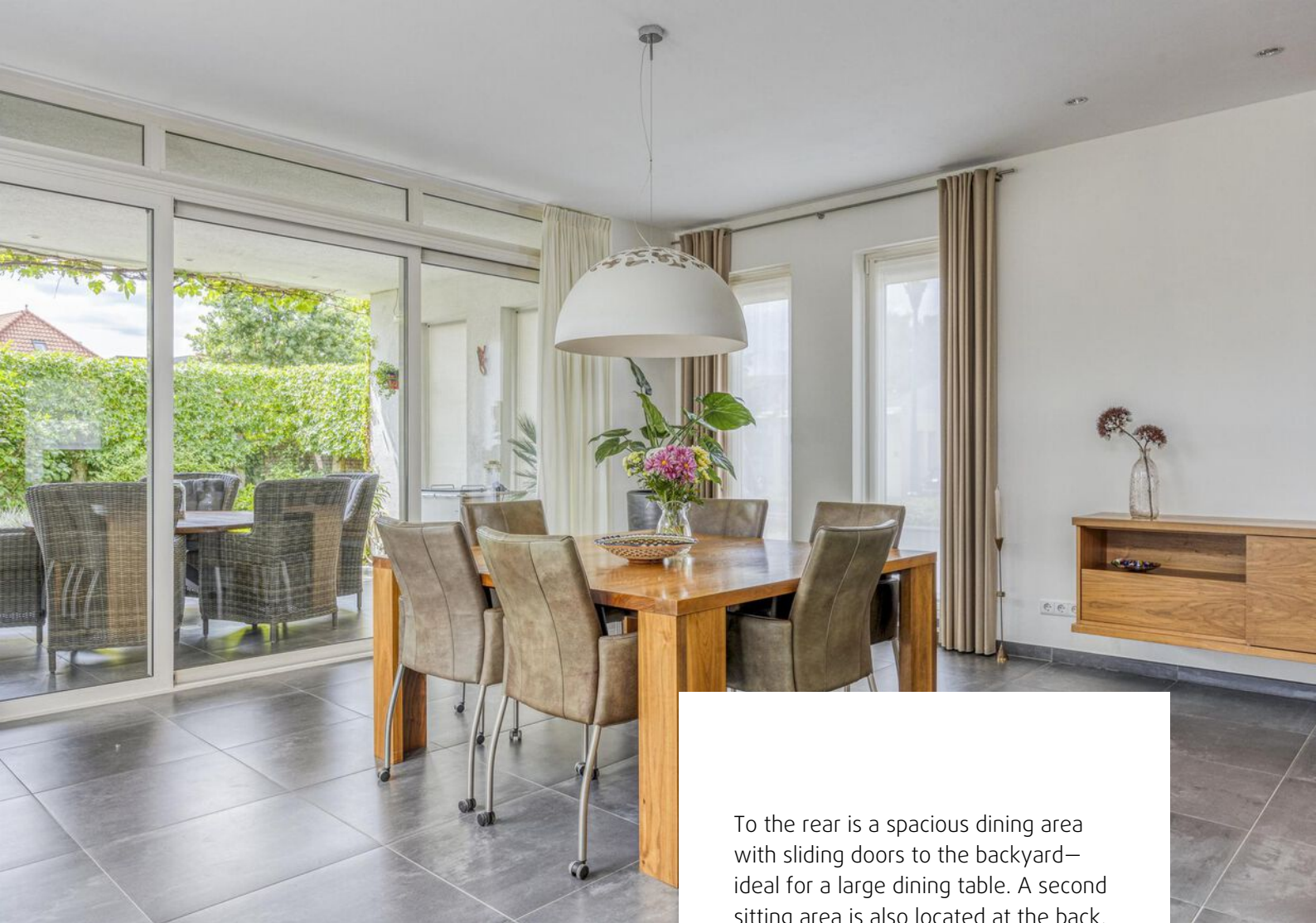




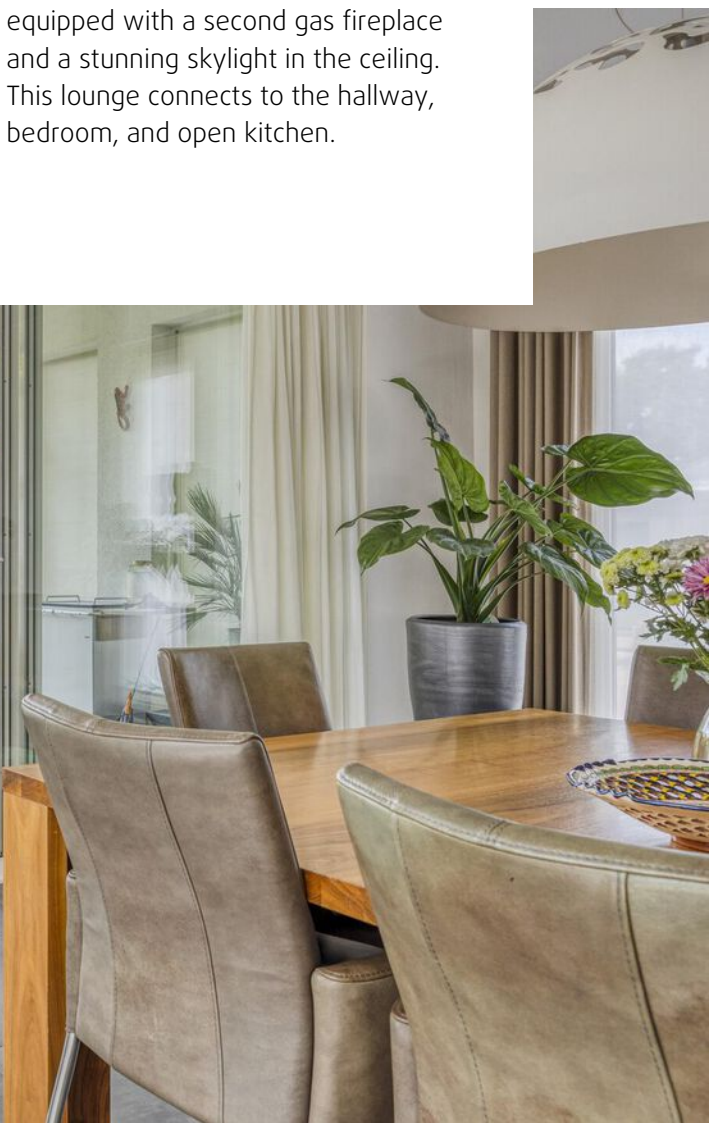


Through French doors, you enter the cozy living room, where the sleek tile floor and large windows create a pleasant ambiance. At the front, the living room features a generous sitting area with a built-in gas fireplace.



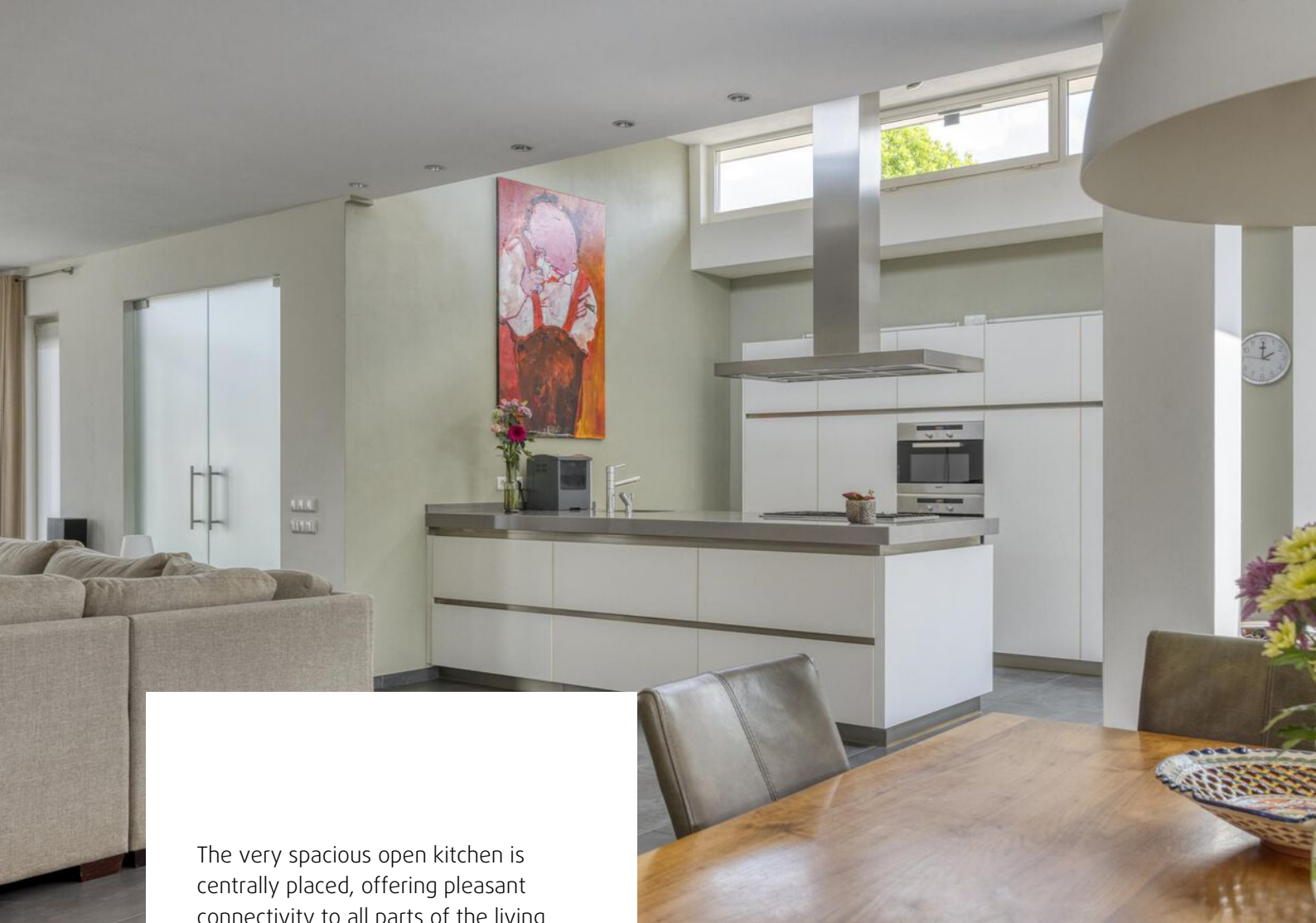


To the rear is a spacious dining area with sliding doors to the backyard—ideal for a large dining table. A second sitting area is also located at the back, equipped with a second gas fireplace and a stunning skylight in the ceiling. This lounge connects to the hallway, bedroom, and open kitchen.

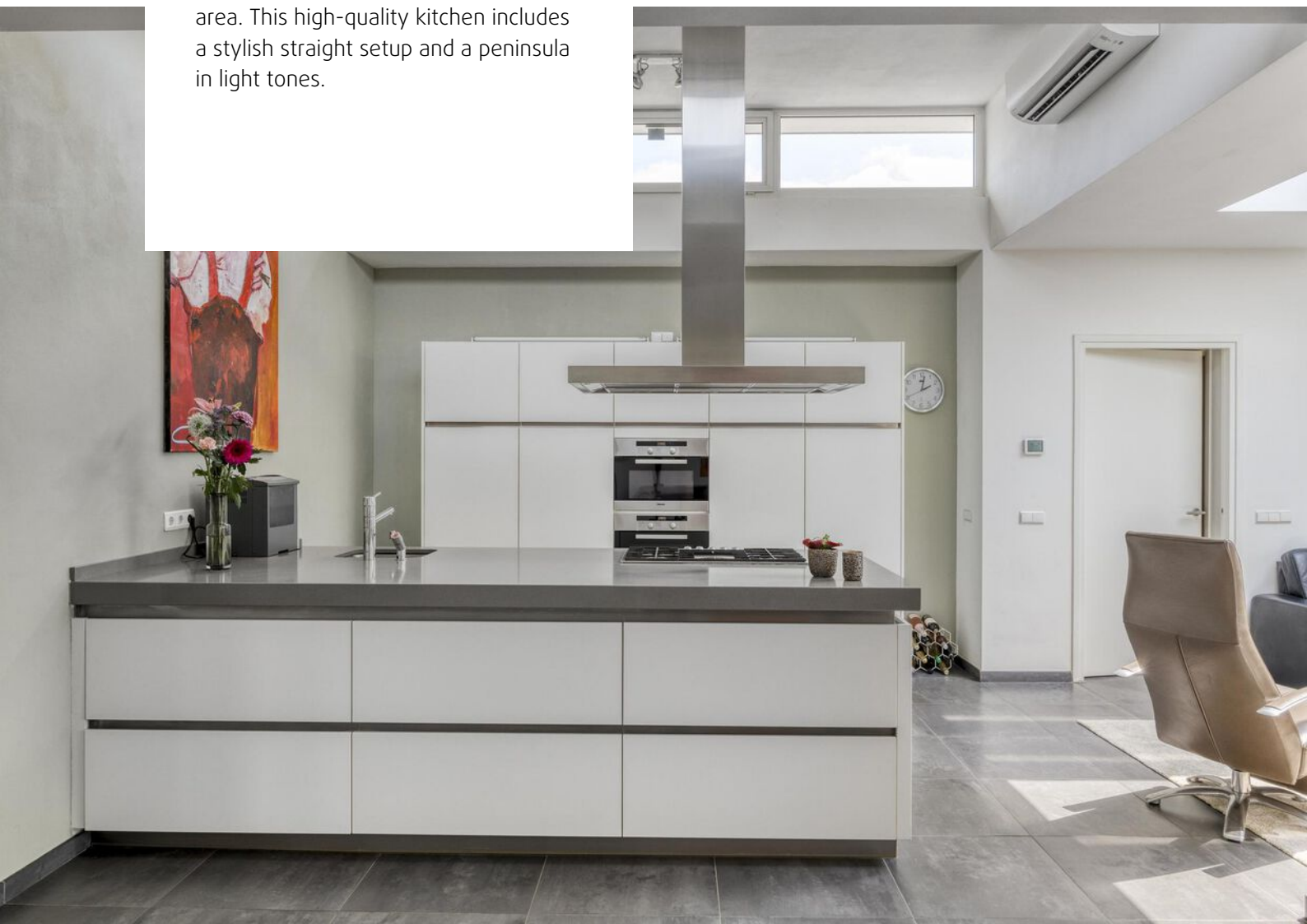








The very spacious open kitchen is centrally placed, offering pleasant connectivity to all parts of the living area. This high-quality kitchen includes a stylish straight setup and a peninsula in light tones.



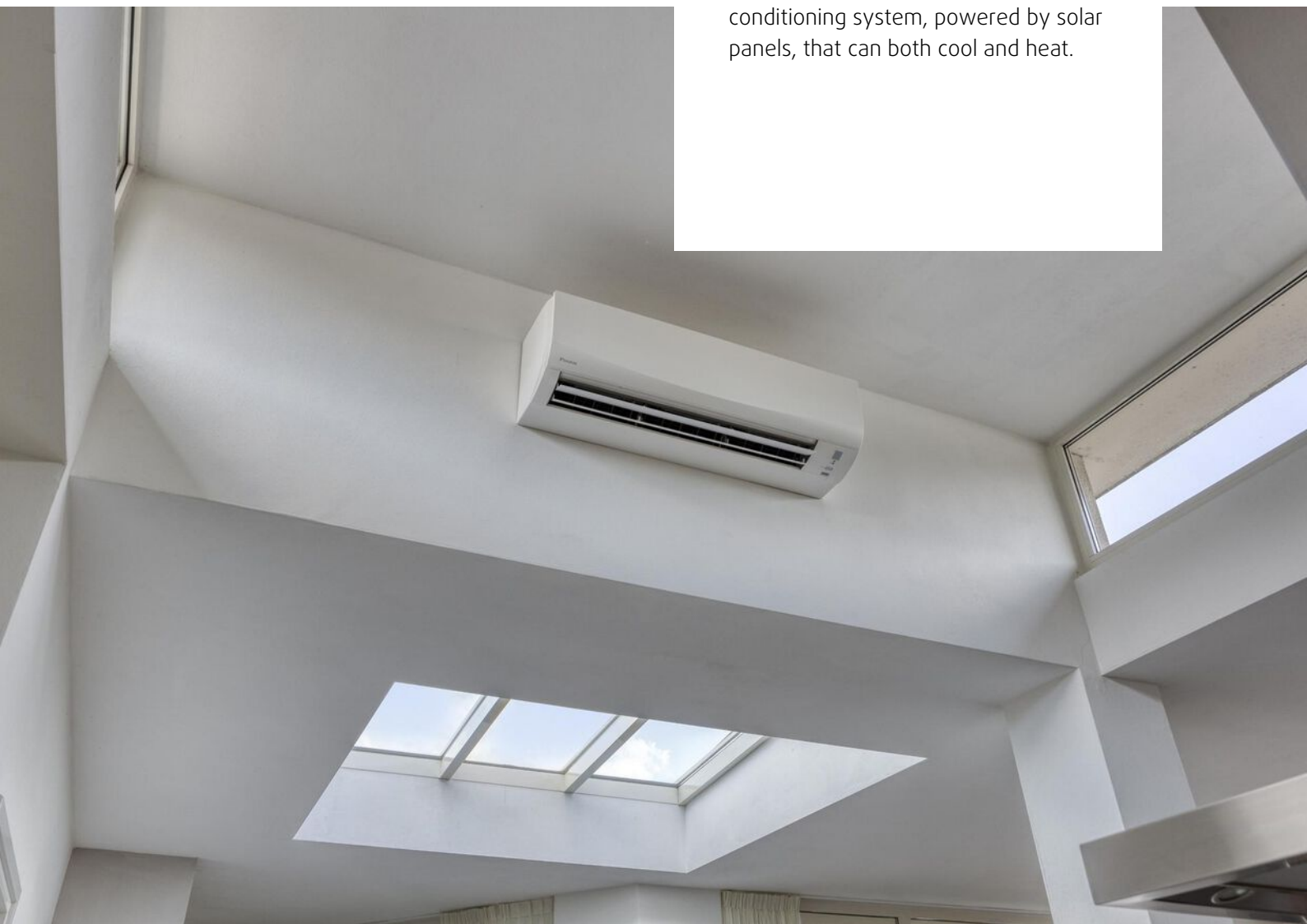


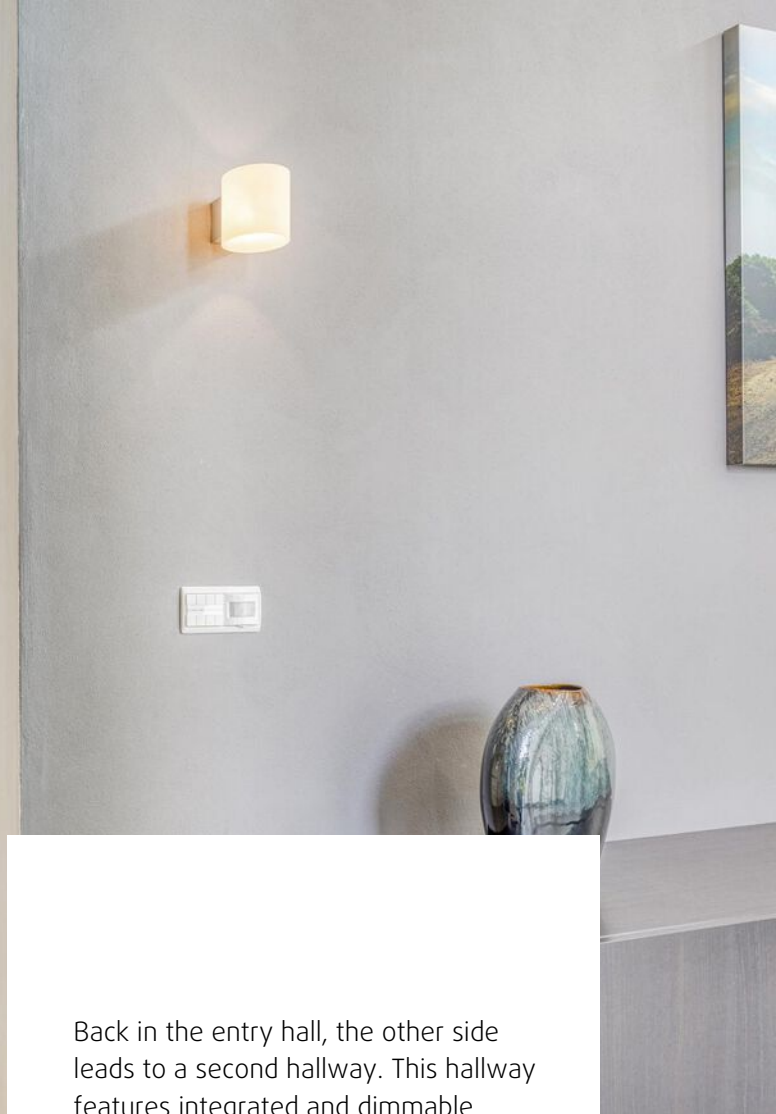
In addition to its appealing design, the kitchen is also very practical. It features a 5-burner gas hob with extractor hood, a recently updated refrigerator, a freezer, two combi ovens, and a dishwasher.



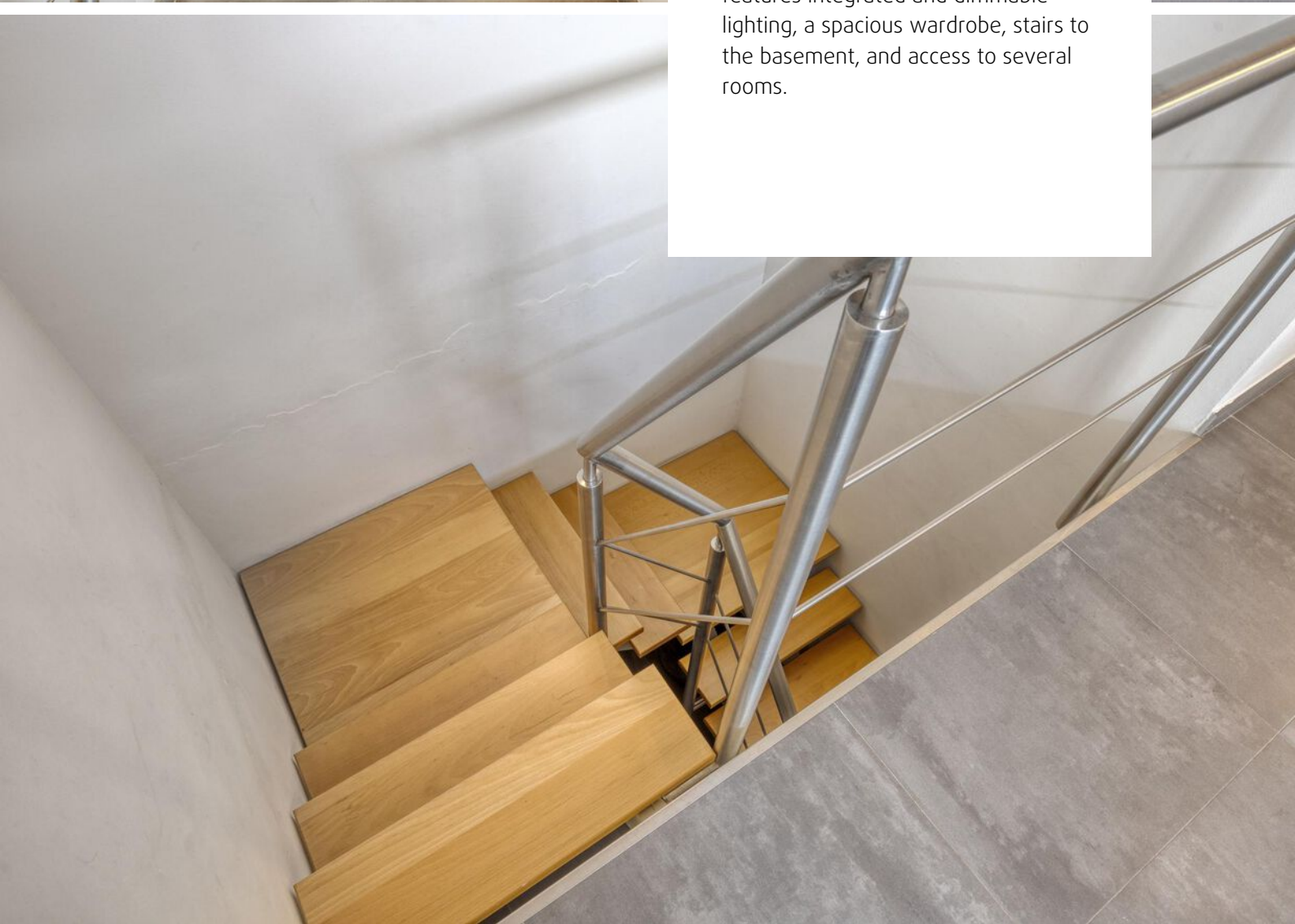


Two long skylights above the kitchen bring in ample natural light. Lastly, the kitchen is equipped with an air conditioning system, powered by solar panels, that can both cool and heat.





Back in the entry hall, the other side leads to a second hallway. This hallway features integrated and dimmable lighting, a spacious wardrobe, stairs to the basement, and access to several rooms.







At the front of the house is a multifunctional room, perfectly suited as an office or practice space. It features carpeted flooring and large windows.

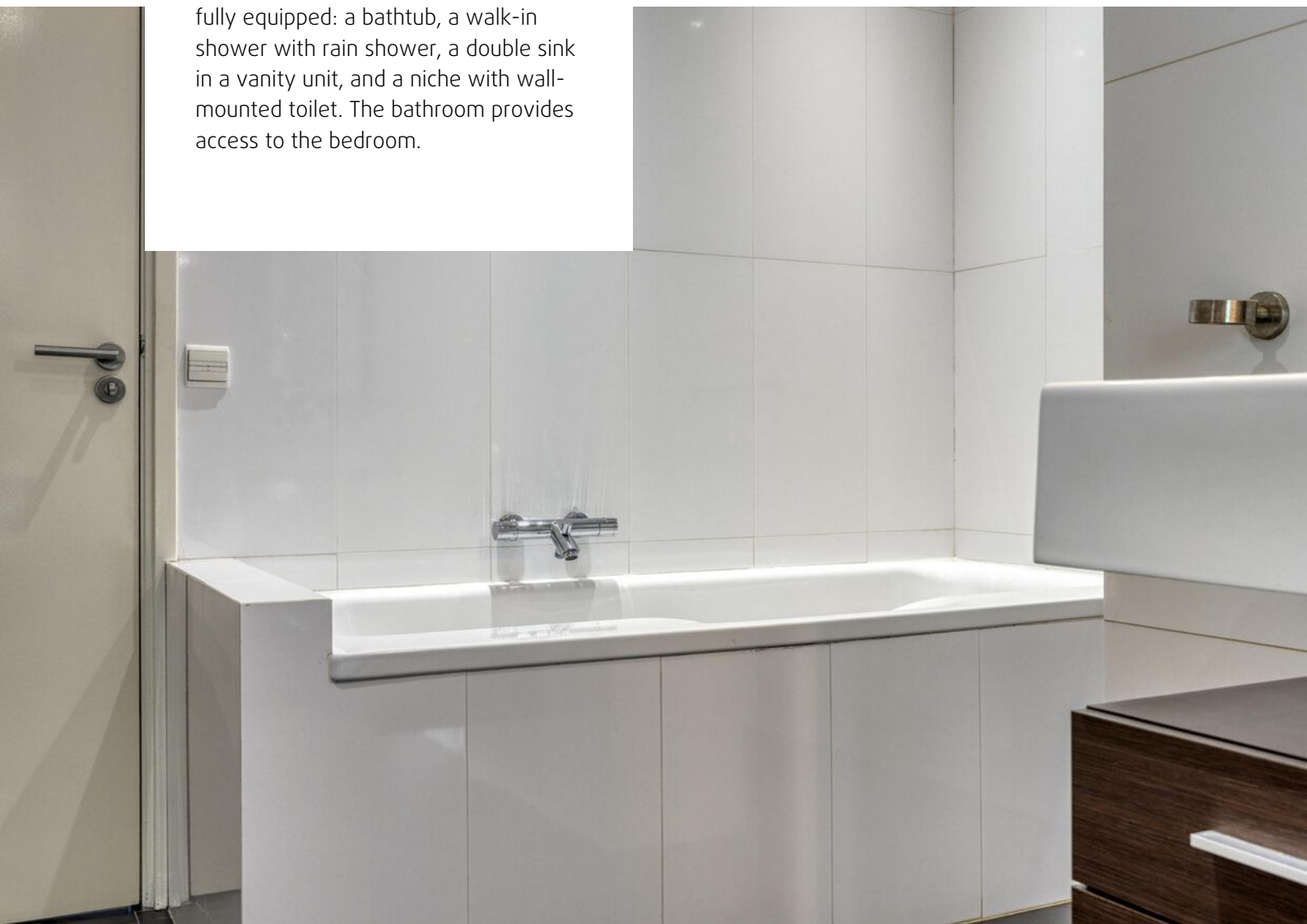




In the middle of the hallway is the fully tiled toilet room. This modern restroom includes a wall-mounted toilet and a small sink. Next to it is a practical laundry room equipped with a gas dryer and a Remeha central heating boiler from 2020.

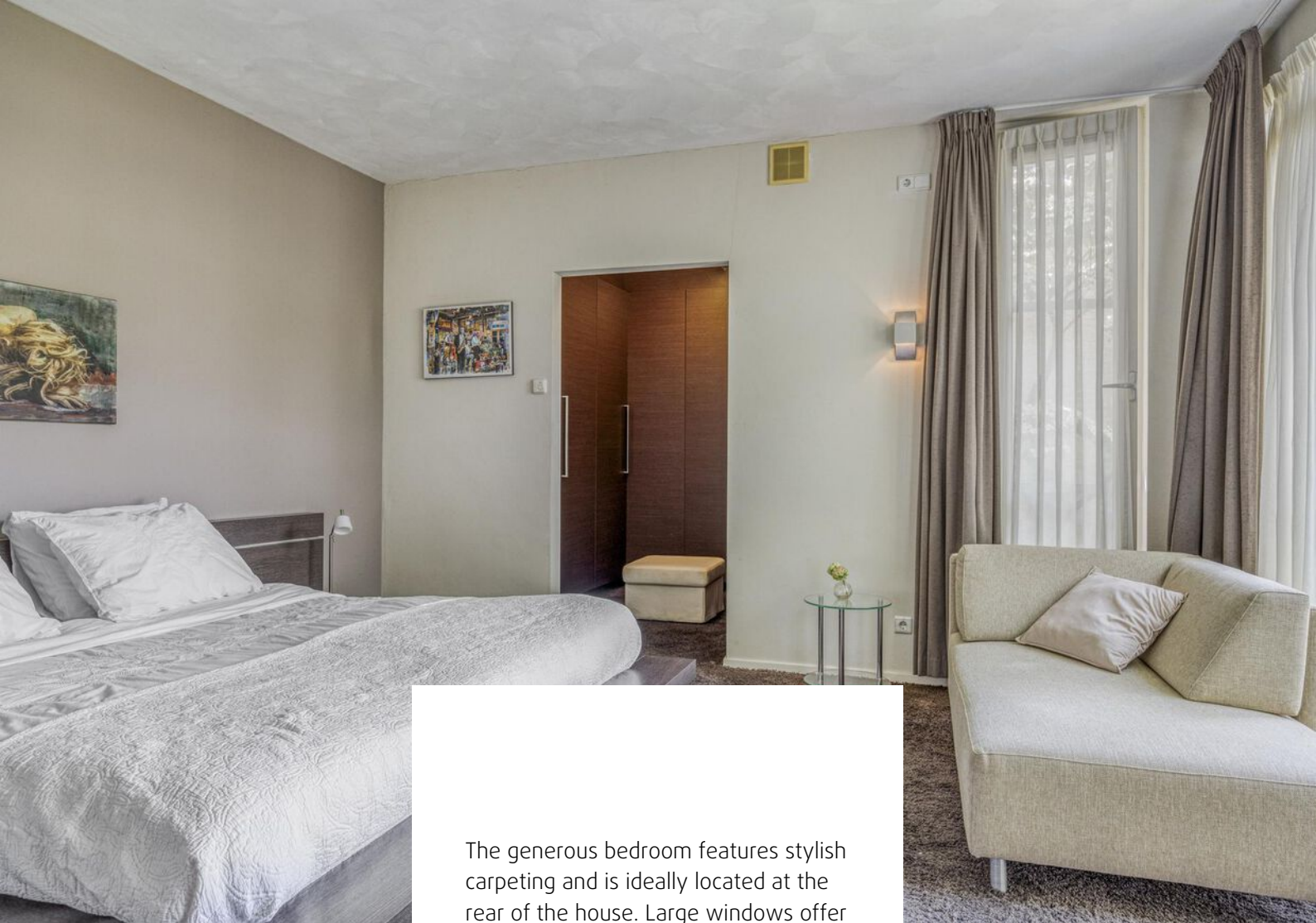


At the rear of the hallway, you'll find the modern, fully tiled bathroom. Thanks to its smart layout, the bathroom is surprisingly spacious and fully equipped: a bathtub, a walk-in shower with rain shower, a double sink in a vanity unit, and a niche with wall-mounted toilet. The bathroom provides access to the bedroom.









The generous bedroom features stylish carpeting and is ideally located at the rear of the house. Large windows offer a lovely view of the backyard. A luxurious bonus is the spacious walk-in closet with surrounding wardrobes.





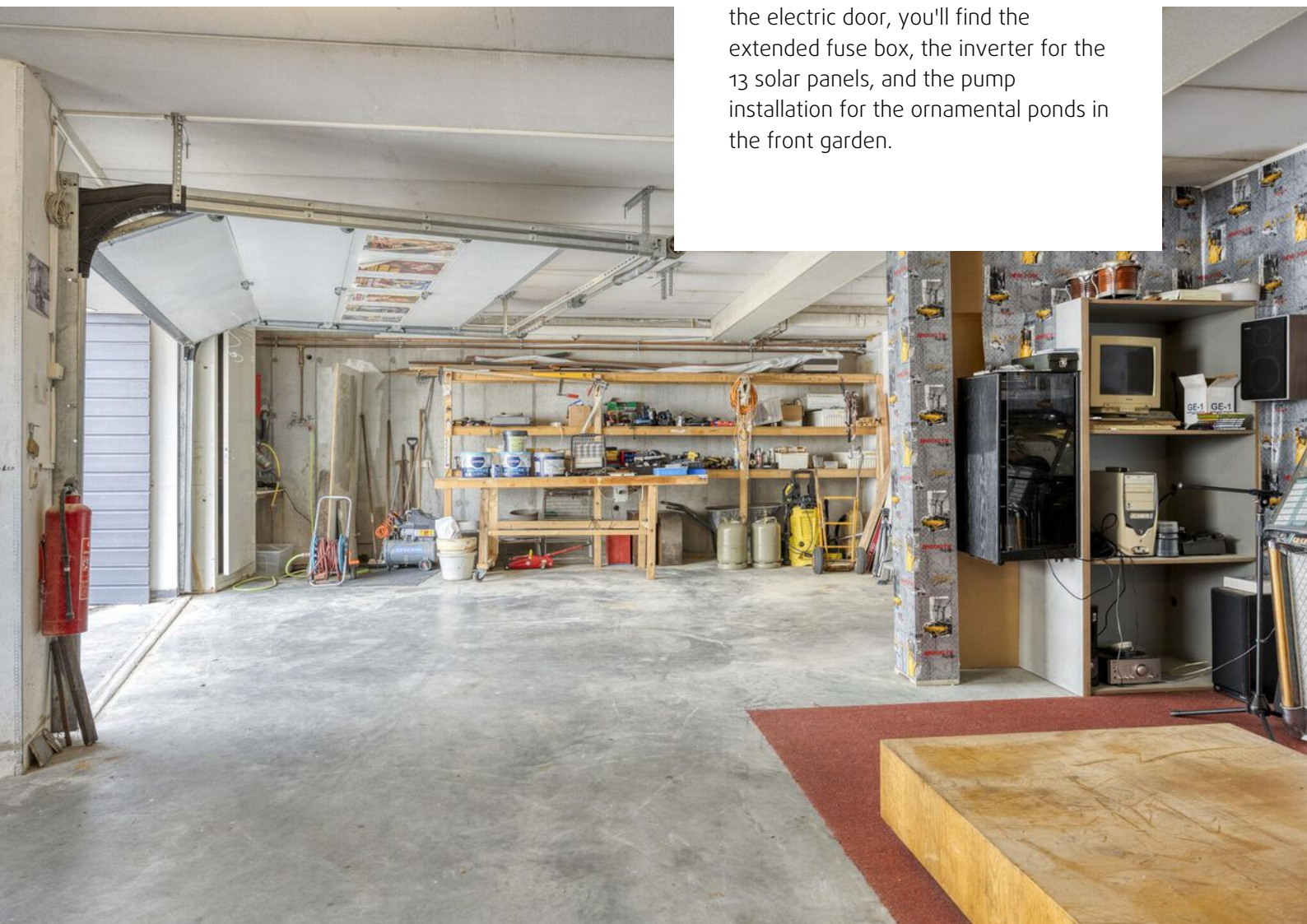


A beautiful staircase from the hallway leads to the basement. You arrive in a second hallway with additional storage space and access to the large garage.



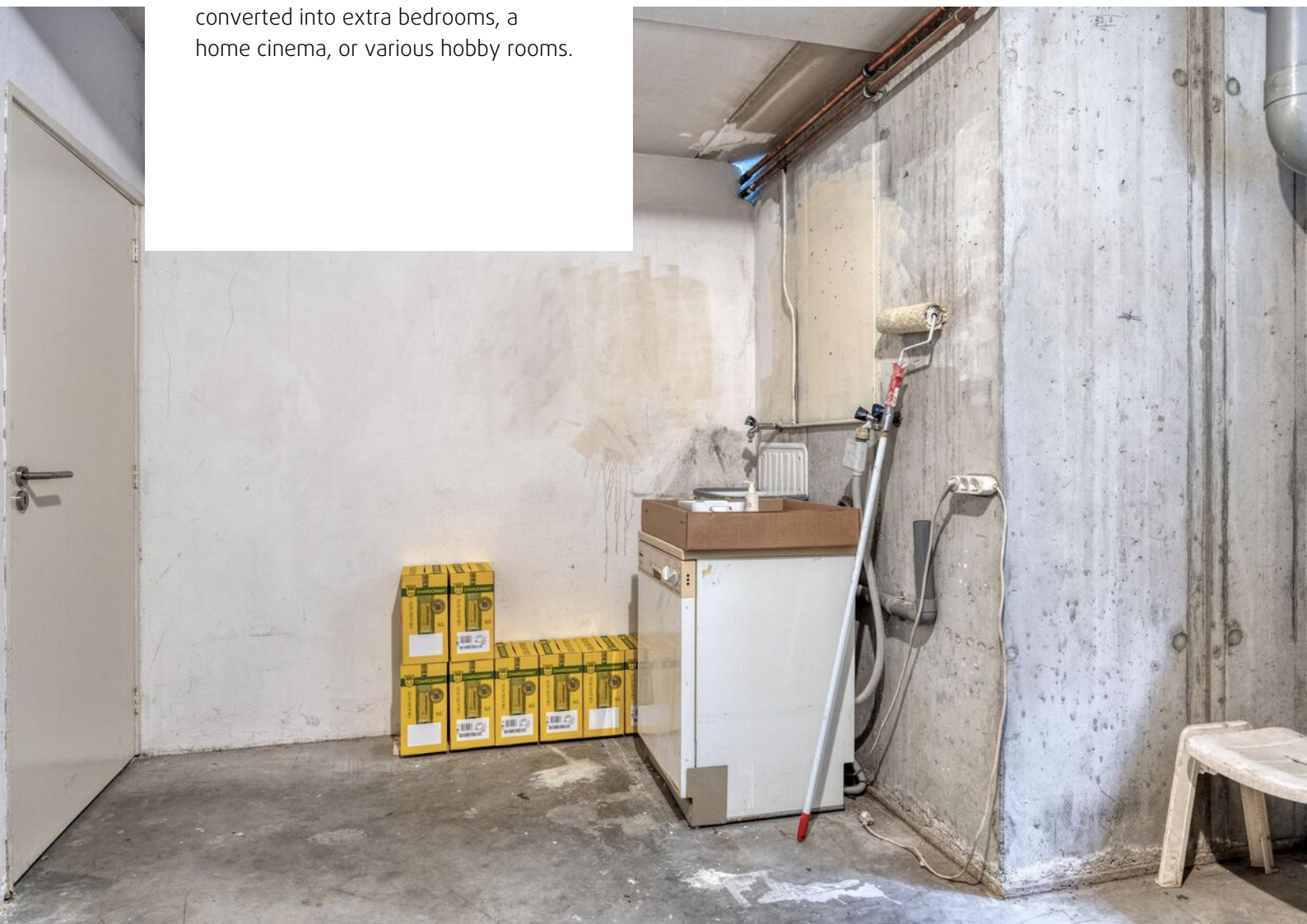


The generous garage, located beneath the house, offers space for multiple cars via the electric sectional door. This area is also perfectly suited as a practice or hobby space. In addition to the electric door, you'll find the extended fuse box, the inverter for the 13 solar panels, and the pump installation for the ornamental ponds in the front garden.





The garage includes three large storage rooms. These can easily be converted into extra bedrooms, a home cinema, or various hobby rooms.

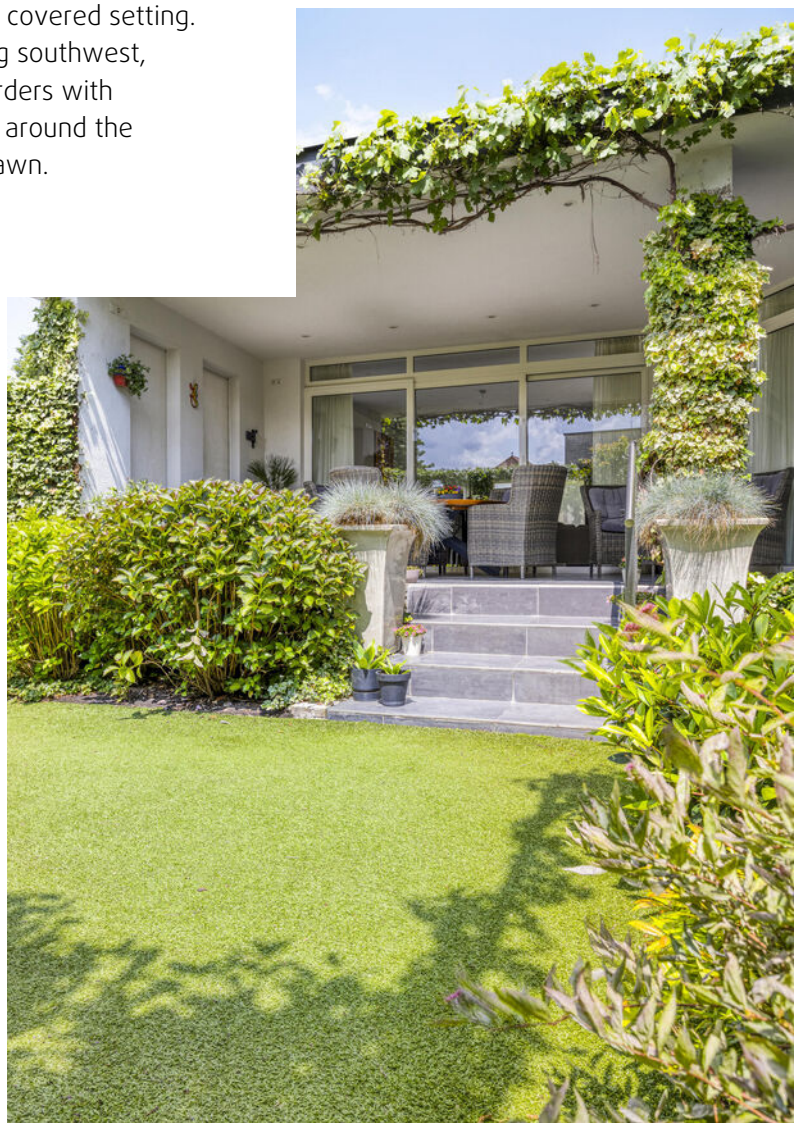
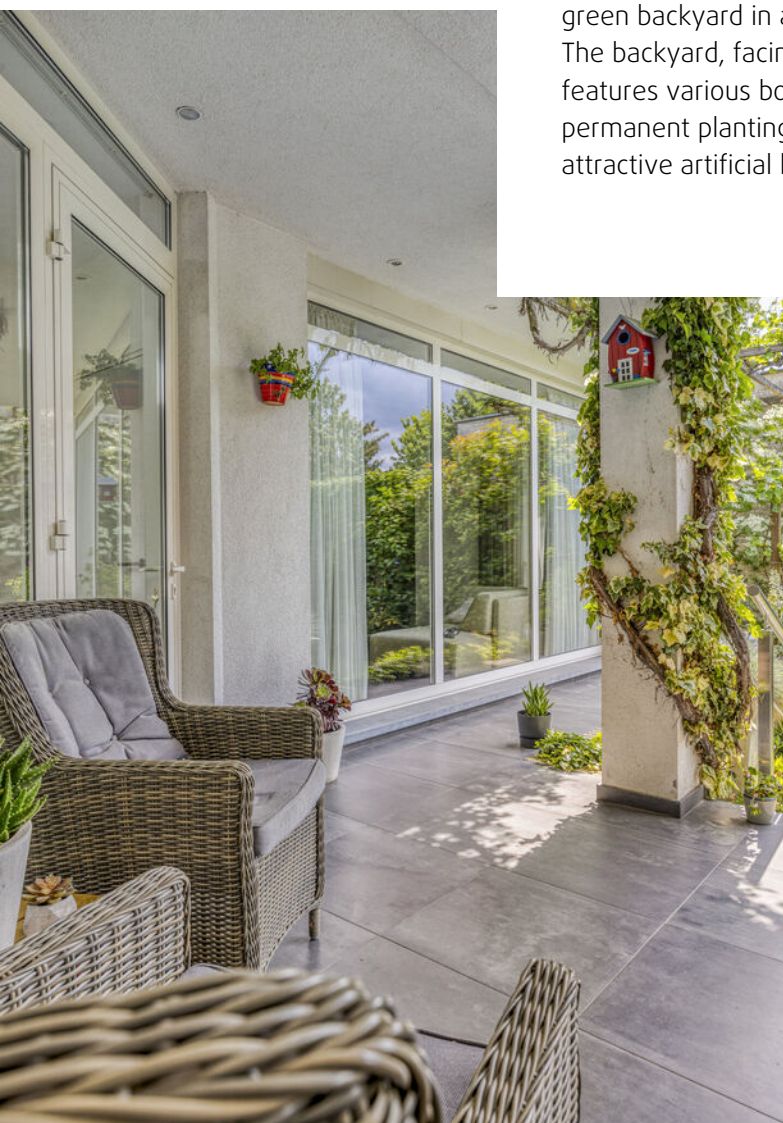








From the living room, a door and sliding door lead to the terrace directly adjacent to the house. The spacious terrace with decorative paving is a wonderful spot to enjoy the sunny and green backyard in a covered setting. The backyard, facing southwest, features various borders with permanent planting around the attractive artificial lawn.









The green neighborhood surrounding the house offers more than enough parking space. On the side of the house, you'll find access to the garage and a back entrance to the garden.





Floorplan



Floorplan



Kadastrale kaart

Kadastrale kaart

Uw referentie: vmgmakelaars



A horizontal scale bar with markings at 0, 5, 10, 15, 20, and 25m.

12345

25

Deze kaart is noordgericht

Perceelnummer

Huisnummer

Vastgestelde kadastrale grens

Voorlopige kadastrale grens

Administratieve kadastrale grens

Bebouwing

Schaal 1: 500

Kadastrale gemeente

Sectie

Perceel

Veldhoven

K

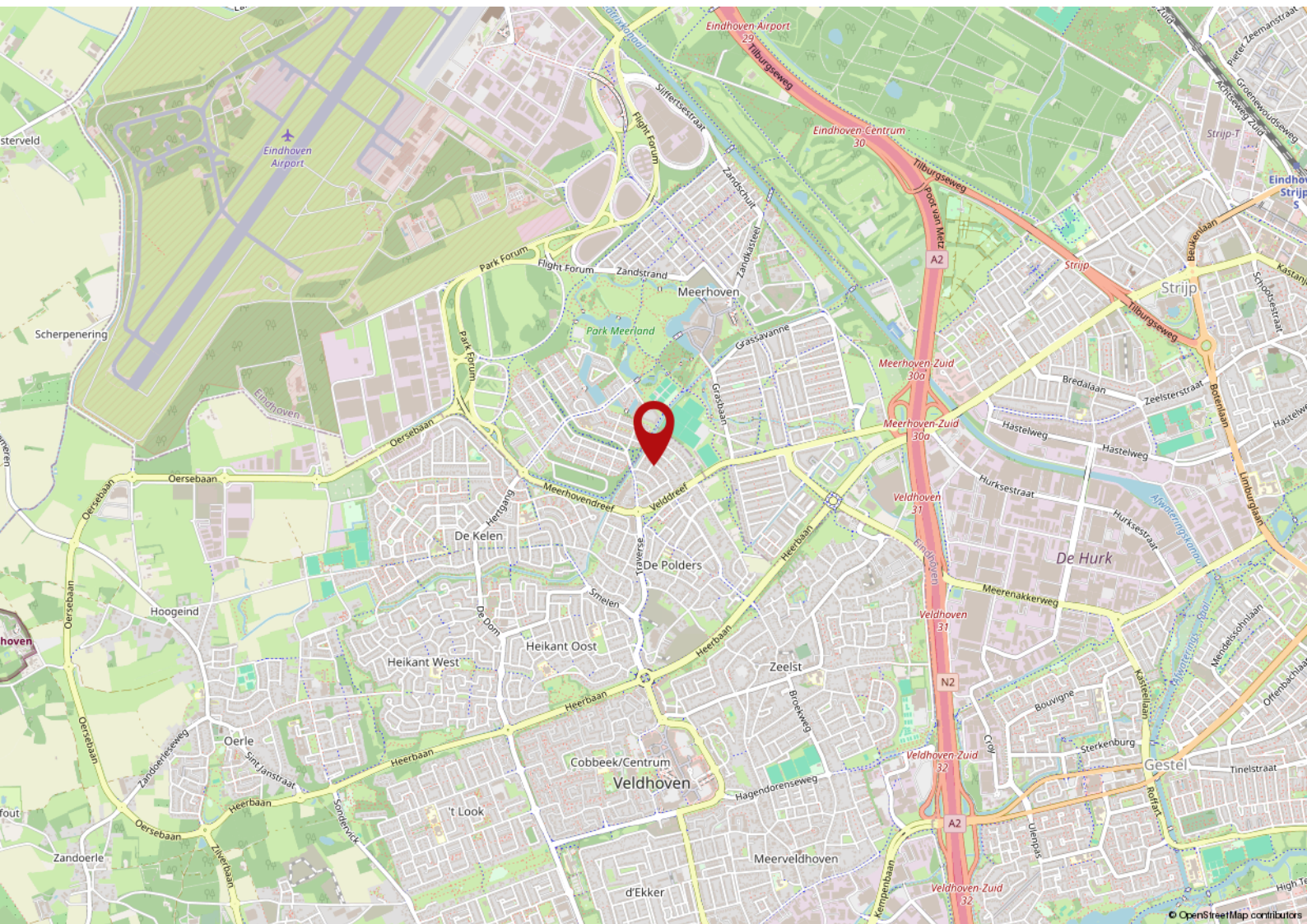
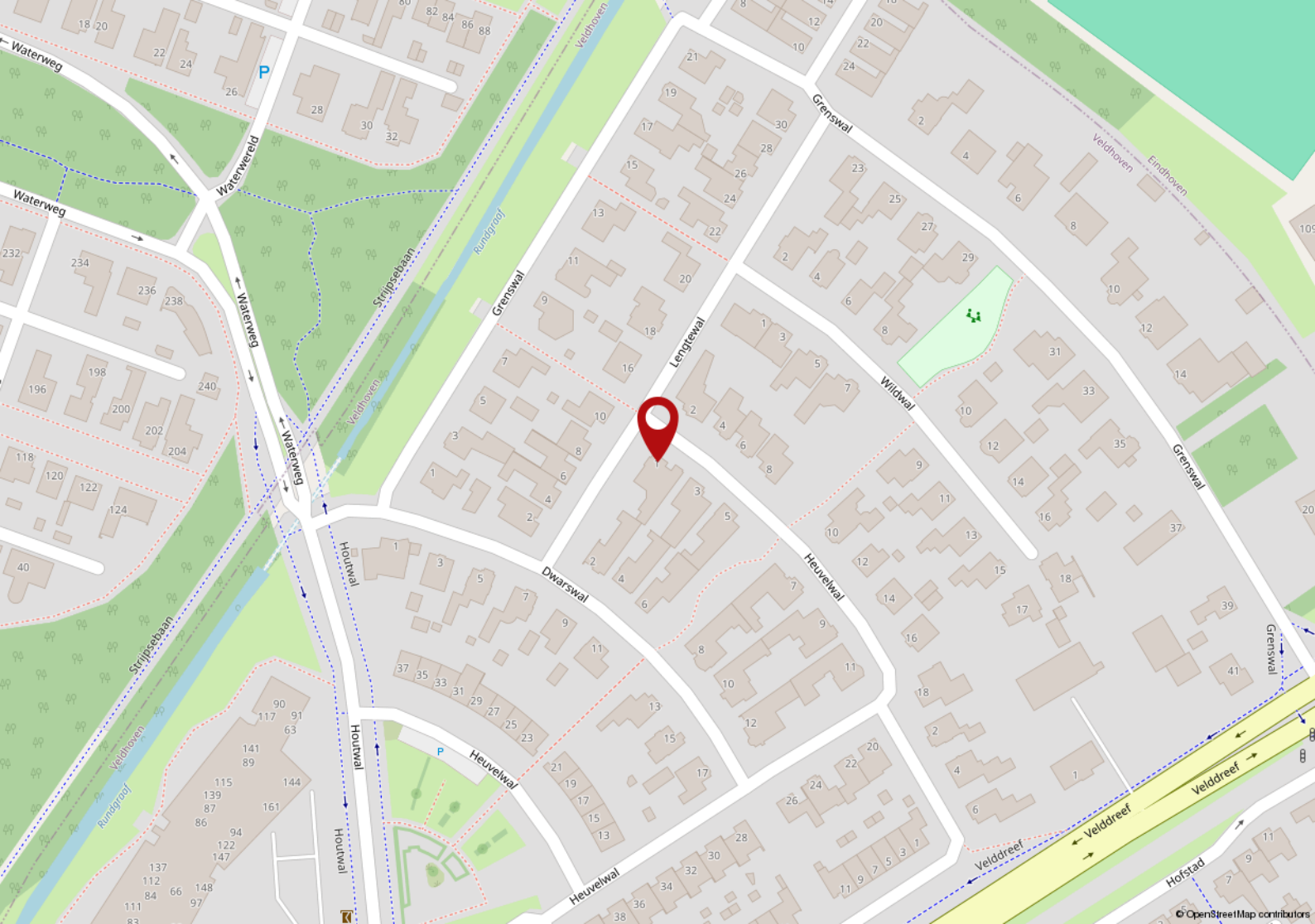
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Voor een eensluidend uittreksel, geleverd op 6 juni 2025
De bewaarder van het kadaster en de openbare registers

kadaster





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Meerwater 2, 5658 LM te Eindhoven
T 040 - 222 1661
E regioeindhoven@vmg-makelaars.nl

Openingstijden
maandag t/m vrijdag van 9.00 - 17.30 uur
Op zaterdag en buiten openingstijden op afspraak.
Bezoek ook eens onze website:
www.vmg-makelaars.nl



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