



**P.C. Hoofdstraat  
4819 HK Breda**

**€ 1.595 p.m. ex.**

<b>Price</b>	€ 1.595 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>House type</b>	Single family, terraced house
<b>Build type</b>	Existing
<b>Year of construction</b>	1959
<b>Maintenance inside</b>	Good
<b>Living surface</b>	100m <sup>2</sup>
<b>Livingroom surface</b>	30m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Garden</b>	Backyard, frontyard
<b>Backyard</b>	West
<b>Shed</b>	Free standing, stone

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Light house of approx. 100 m<sup>2</sup> for rent in one of the nicest areas of Breda. This unfurnished house has an almost new modern kitchen, spacious living room, modern bathroom, three spacious bedrooms and city garden.

The house is located in a quiet and child-friendly location in the Boeimeer district and a stone's throw from the river Mark. From this location you can walk or cycle to the historic city center with its extensive shopping and catering facilities, or the many restaurants and shops on the cozy Ginnekenweg, Nieuwe Ginnekenstraat and Wilhelminastraat. Within a short walking distance we also find various facilities such as the range of shops on the Graaf Hendrik III Plein, (primary) schools, park, the Mastbos, Markdal, Ginnekenmarktje and sports and recreational opportunities. The southern ring road with connection to the A16 and A27 is very easily accessible.

#### Layout

The entrance, with a separate toilet and cellar closet, provides access to the living room and the first floor via a fixed staircase.

The living room of approx. 30m<sup>2</sup> is wonderfully light throughout the day through the large windows at both the front and rear. At the rear of the room through French doors access to the garden located on the west, which is equipped with a stone shed and back. The almost new open kitchen has a corner unit and is equipped with the following equipment: ceramic hob, extractor hood, fridge, freezer, dishwasher and oven.

#### First floor

The landing provides access to two bedrooms and the modern bathroom.

Bedroom I, approx. 13.5 m<sup>2</sup> with carpet

Bedroom II, approx. 14.5 m<sup>2</sup> with carpet

The modern bathroom has a shower, sink and second toilet.

#### Second floor

The landing is equipped with the connections for the washing equipment and provides access to bedroom III of approximately 15.5 m<sup>2</sup>.

#### Particularities:

Nice neighborhood

Fully furnished

3 spacious bedrooms

Modern kitchen and bathroom

Deposit of two month's rent





