



**St. Ignatiusstraat  
4817 KC Breda**

**€ 1.560 p.m. ex.**

<b>Price</b>	€ 1.560 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Apartment, apartment
<b>Living surface</b>	94m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Balcony</b>	Yes, west

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A spacious corner apartment with three bedrooms, spacious bright living room, modern kitchen, modern bathroom and two balconies facing west will be available on the beautiful St. Ignatiusstraat in Breda.

In the immediate vicinity are various sports facilities, play facilities, public transport, educational institutions and the Brabantplein shopping center. The center and the central station of Breda are 5 minutes by bike. The direct entry and exit roads are easily accessible.

#### Layout

##### Ground floor

Central hall with doorbells and bus front. The staircase provides access to the apartment on the 3rd floor.

##### Third floor:

The spacious hall with a laminate floor provides access to the kitchen, spacious living room, bathroom, separate toilet and three bedrooms.

The modern kitchen in a corner unit is equipped with a sink, 4-burner hob, extractor hood, combi microwave, refrigerator, dishwasher, various lower and upper cabinets and a door to balcony I.

The spacious living room is now divided into a living and dining area of resp. 24sqm and 12.5sqm. The living room has a laminate floor and handy closets. From the dining area access to balcony II.

Bedroom I, approx 12.5m<sup>2</sup>, with a laminate floor, a closet and access to balcony II

Bedroom II, approx. 11m<sup>2</sup>, with a laminate floor and located at the front of the apartment

Bedroom III, approx. 7.5m<sup>2</sup>, with a laminate floor and access to balcony I

Bathroom (approx. 1.59mx 1.00m) with washbasin and walk-in shower with thermostat

Toilet (approx. 1.24m x 1.02m / 0.73m) with floating toilet and ventilation

Balcony I (approx. 2.66m x 1.18m) on the west

Balcony II (approx. 2.66m x 1.21m) on the west

##### Particularities:

Upholstered

Modern and spacious apartment of approx. 94m<sup>2</sup>

Great location

Also suitable for two working friends







