



**Dr. Struyckenstraat  
4812 BH Breda**

**€ 1.800 p.m. ex.**

<b>Price</b>	€ 1.800 p.m. ex.
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Maisonnette, apartment
<b>Bottom floor</b>	4
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Good
<b>Location</b>	In residential area, clear view, near public transport, near shops
<b>Living surface</b>	140m <sup>2</sup>
<b>Livingroom surface</b>	35m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floors</b>	2
<b>Energy label</b>	C
<b>Balcony</b>	Yes

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Unique, spacious and fully renovated maisonette in a trendy neighborhood in Breda. This maisonette has a beautiful modern kitchen with an island, a spacious living room, three bedrooms, two bathrooms and two outdoor areas. This bright apartment of approx. 140m<sup>2</sup> is located on the 4th floor of a small-scale apartment complex located on the Dr. Struyckenstraat in Breda.

It is located near the recently renovated Dr. Struyckenplein, within walking distance of various shopping facilities and convenient to the center and various roads. There is ample public parking in front of the door.

#### Layout

##### Ground floor

Central entrance with doorbells and mailboxes; access to the storage room, the stairs to the various floors and shared bicycle shed in the basement.

##### 4th floor

Spacious entrance with wardrobe which provides access to 2 bedrooms, bathroom II, separate toilet, living room and kitchen.

L-shaped living room of approx. 35m<sup>2</sup> with large windows on both sides for lots of natural daylight, gives access to the beautiful modern kitchen and through French doors to the balcony of approx. 4m<sup>2</sup> with unobstructed views.

This open kitchen of approximately 12.5m<sup>2</sup> has a beautiful island and is equipped with the following equipment; dishwasher, 4-burner induction hob, combi oven, fridge, freezer, stainless steel extractor hood and plenty of storage cupboards.

The bedroom of 11.25m<sup>2</sup> and 6.5m<sup>2</sup> respectively, both have a beautiful laminate floor and large windows, while the second bedroom still has access to a balcony.

Bathroom II has a rain shower with thermostatic tap and a washbasin.

Separate toilet room with a floating toilet and hand basin. The same modern tiles have been chosen as for the bathrooms.

##### 1st floor

The first floor can be reached via a beautiful industrial staircase. This floor offers space for a master bedroom, bathroom I and the landing with connections for washing equipment.

Due to its size (28m<sup>2</sup>), the master bedroom is rightfully a master bedroom and is a lovely picture to see because of the preservation of the original beams. The newly placed skylights give enough light to this space, making it a nice space to stay.

Bathroom I has a lovely bath, a nice shower, a second toilet and a modern piece of furniture with sink.

#### Particularities

Spacious and bright apartment

Completely renovated

Energy label C

Free parking in front of the door

Separate storage in the souterrain





