



**Godevaert Montensstraat  
4811 Pd Breda**

**€ 1.850 p.m. ex.**

<b>Price</b>	€ 1.850 p.m. ex.
<b>Decoration</b>	Fully furnished, partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>House type</b>	Single family, terraced house
<b>Year of construction</b>	1901
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In town center
<b>Living surface</b>	130m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2

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Looking for a property in a prime location in the center of Breda? This furnished house with three bedrooms, beautiful bathroom, wonderfully spacious kitchen and city garden can be rented from October, 1st 2022. This property is located in a quiet residential street near Van Coothplein, with shops, theater, restaurants, entertainment center and the Grote Markt around the corner, within walking distance.

Layout:

The entrance offers access to the office, the living room and the stairs to the first floor.

At the rear of the house you will find the open kitchen of approximately 22 m<sup>2</sup> which is equipped with a fantastic stove with luxury extractor hood, fridge, freezer, dishwasher, sink and various storage cupboards. The kitchen diner provides access to the toilet and the city garden which is equipped with a stone shed and back.

From the kitchen also access to the living room of approx. 20 m<sup>2</sup> which is equipped with a beautiful wooden floor, high ceilings and a gas fireplace. The living room is located next to the office of approx. 15.75 m<sup>2</sup> which is equipped with a fireplace, wooden floors and a beautiful storage wall.

First floor:

The landing provides access to the bedrooms, the bathroom and has storage space with the washing machine and dryer.

The spacious modern bathroom has a walk-in shower, bathtub, double sink and the second toilet.

The smallest bedroom of approx. 7 m<sup>2</sup> is located at the rear of the house.

Furthermore, one finds at the front of the house a bedroom of approx. 10 m<sup>2</sup> which through a staircase gives access to the loft (bedroom 3) of no less than 20 m<sup>2</sup>. This bedroom also has access to a beautiful roof terrace where you can relax.

Particularities:

Surprising home in a fantastic location

Parking in front of the door by permit

Fully furnished

Two times a month cleaning is included in the rent

No pets

Smoking is not permitted in the home







