



**Gentastraat  
4817 CV Breda**

**€ 2.750 p.m. ex.**

<b>Price</b>	€ 2.750 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented with conditions
<b>Acceptance</b>	01-05-2025
<b>House type</b>	Town house, terraced house
<b>Build type</b>	Development
<b>Year of construction</b>	2023
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area
<b>Living surface</b>	151m <sup>2</sup>
<b>Livingroom surface</b>	57m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floors</b>	3
<b>Facilities</b>	Solar panel, private parking
<b>Energy label</b>	A+++
<b>Isolation</b>	Fully isolated
<b>Garden</b>	Backyard
<b>Garage type</b>	Car park
<b>Capacity</b>	1

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This beautiful and contemporary, spacious mansion is located in the new residential area 'de Tuinen van Genta'. Living on the western edge of the Brabantpark district with all the facilities at a short distance for a wonderful stay with everything within reach. Think of excellently regarded schools, but also plenty of opportunities to do your daily groceries, go shopping or enjoy a delicious meal.

This fully upholstered house of approx. 151m<sup>2</sup> has, among other things; 4 bedrooms, multifunctional space on the ground floor, private parking space in the parking basement, spacious living room with open kitchen, a very spacious outdoor area, energy label A+++ (zero-on-the-meter).

#### Layout

The ground floor of the house is ideally suited for a home office, there is also a separate toilet, the storage room and access to the parking basement. In the parking basement there is the possibility to place a charging station for 1 electric car.

#### First floor

Access to the spacious living room of approx. 57m<sup>2</sup> with an open kitchen which is equipped with: dishwasher, sink, induction hob, extractor hood, oven, fridge, freezer and various storage cupboards. Access to the garden from the living room through patio doors. Tiled spacious garden of approximately 60m<sup>2</sup> with storage. The garden gives access to the shared courtyard, which will be laid out in the autumn of 2023.

#### Second floor

This floor has two bedrooms which are located at the rear and the bathroom which overlooks the railway area. The bedrooms are delivered fully furnished (cast floors, window coverings and lamps). The bathroom has a spacious walk-in shower, double sink with furniture, large mirror, towel radiator and second toilet.

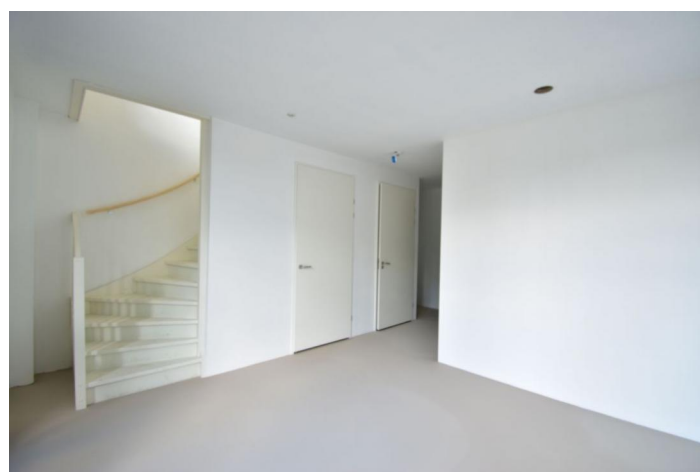
#### Third floor

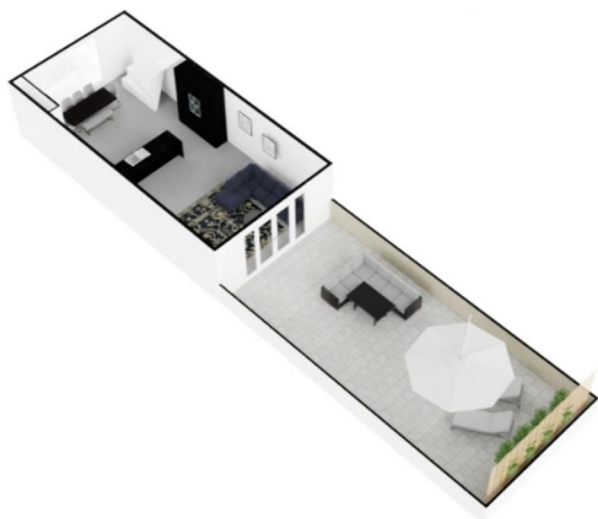
The top floor also has two bedrooms and a spacious technical room. The technical room contains the heat recovery system, the heat pump and the connections for the washing equipment. Because the design of this room has been adjusted, there is more than enough space.

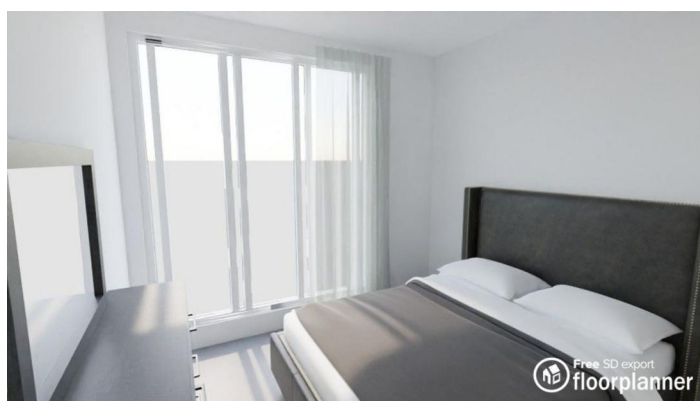
#### Particularities

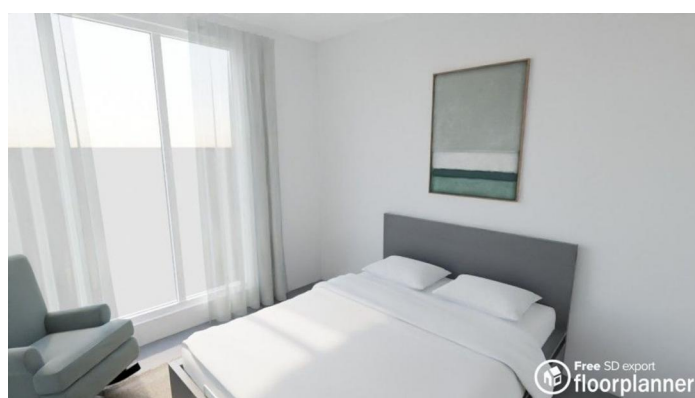
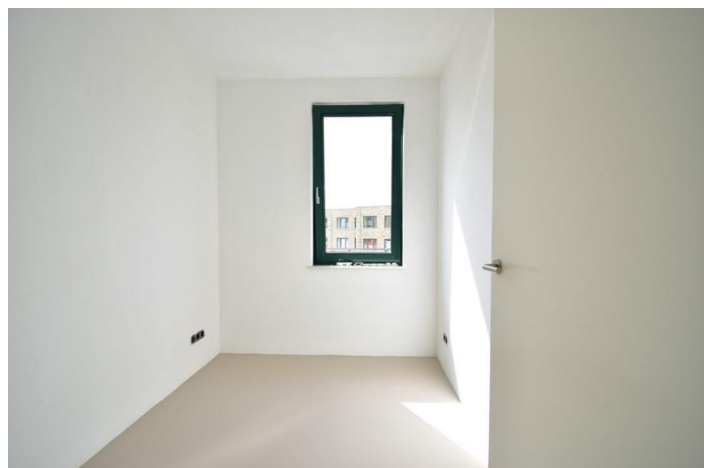
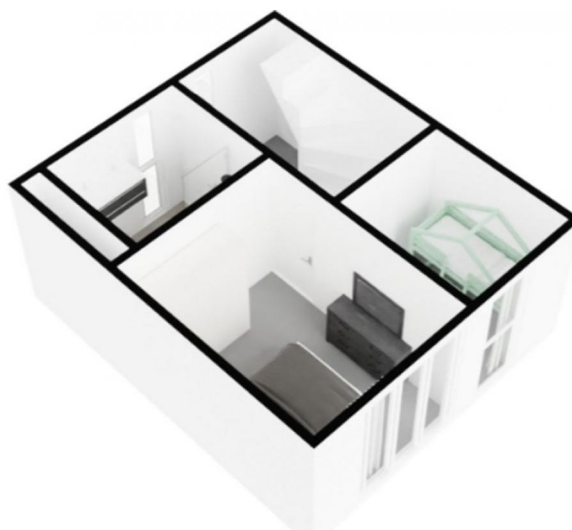
- Spacious house with wonderful outdoor space and no less than 4 bedrooms
- Nicely centrally located, within walking distance of the center and the Central Station of Breda
- Energy neutral house, this house has 14 solar panels that generate all the energy you use. The costs for energy should be virtually nil with normal consumption
- Underfloor heating, heat pump and WTW
- The house is upholstered and ready to move into (equipped with a modern cast floor, window coverings and lamps)
- Delivery in consultation
- Deposit two months rent

Please note: the images are impressions of the house no rights can be derived from this. For a correct image, we would like to invite you for a viewing.

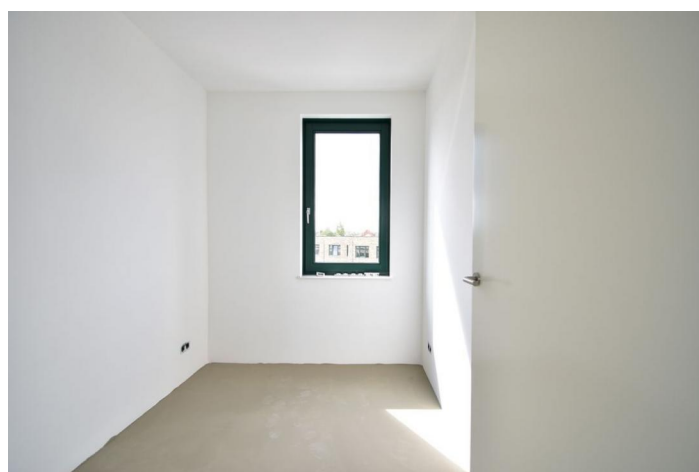








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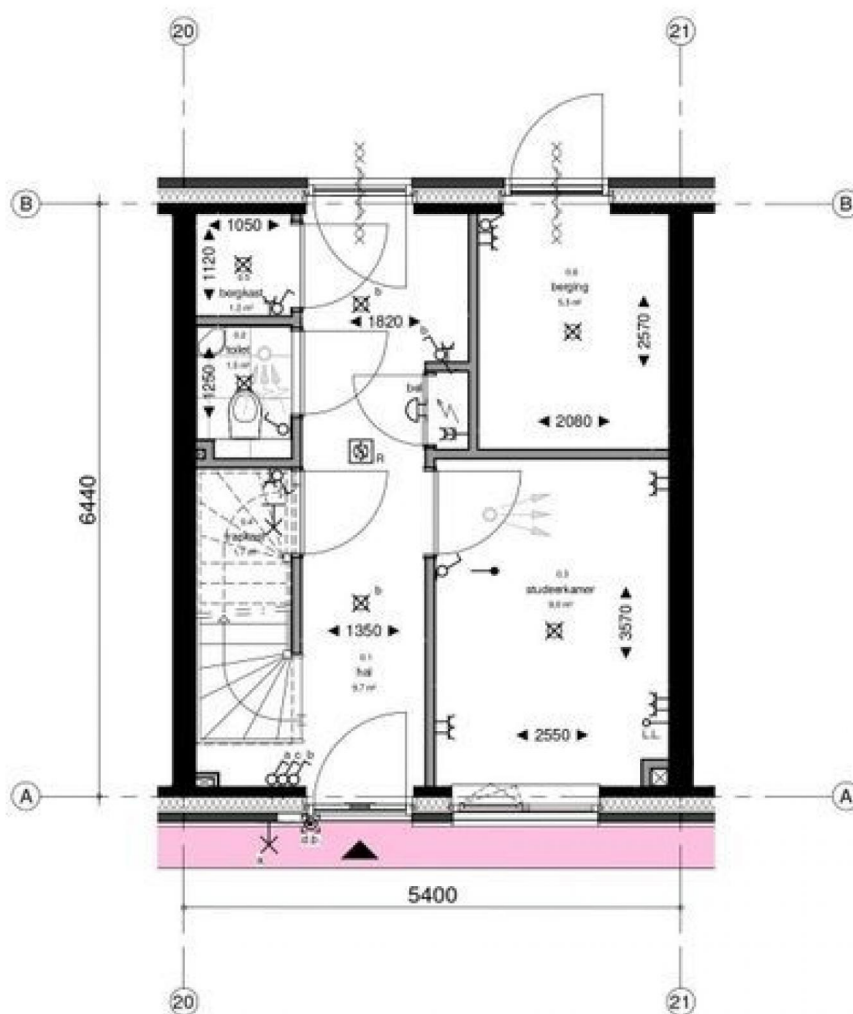
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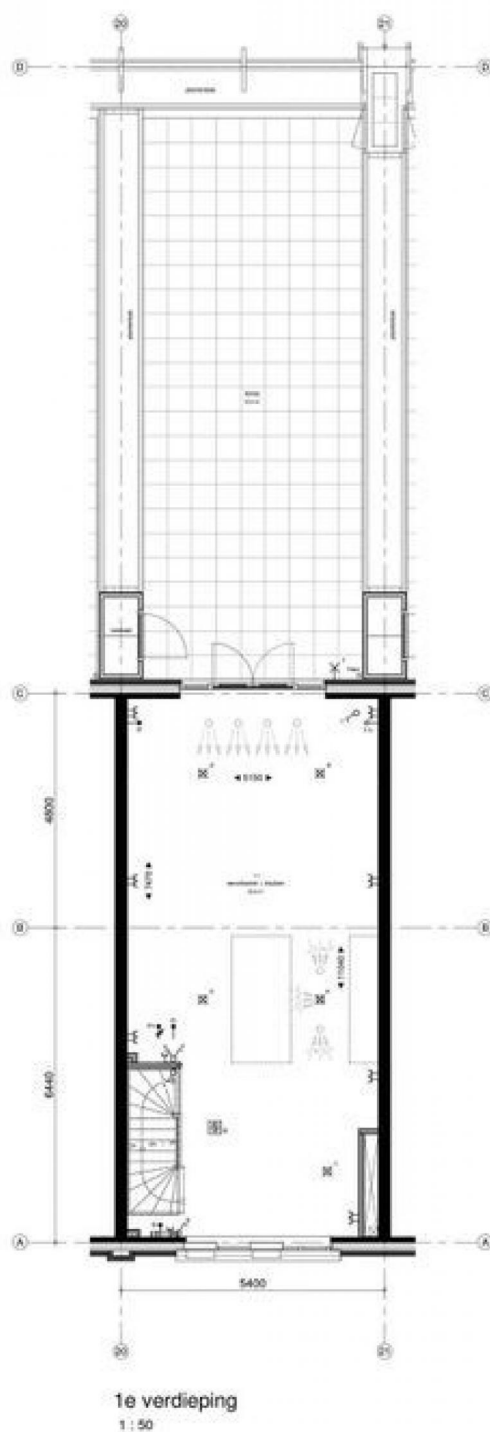


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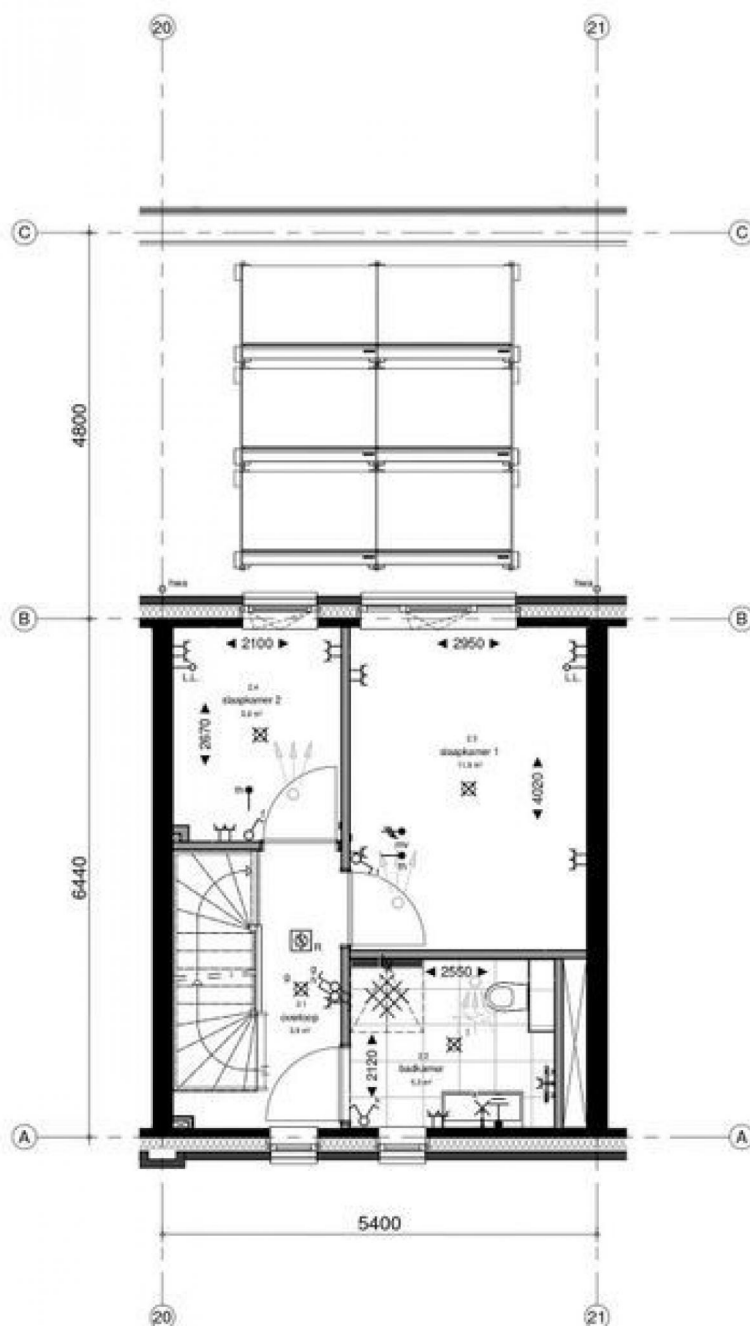


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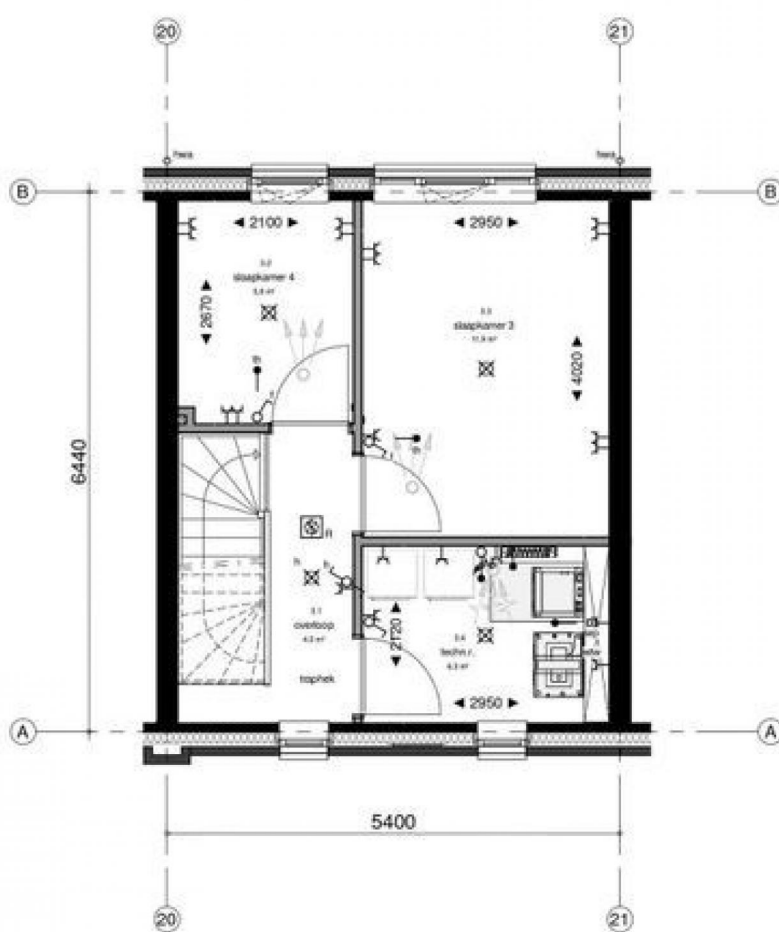
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**3e verdieping**  
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