



**Weerijssingel  
4812 AB Breda**

**€ 2.495 p.m. ex.**

<b>Price</b>	€ 2.495 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>House type</b>	Single family
<b>Build type</b>	Existing
<b>Year of construction</b>	1937
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Location</b>	On the waterfront, in residential area
<b>Living surface</b>	121m <sup>2</sup>
<b>Livingroom surface</b>	20m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floors</b>	3
<b>Energy label</b>	C
<b>Garden</b>	Backyard, frontyard
<b>Backyard</b>	Northwest, 25m <sup>2</sup> , 5×5cm
<b>Shed</b>	Free standing, wood
<b>Shed facilities</b>	Electricity

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Fantastic 1930s house of approx. 121m<sup>2</sup> located on the canal on the edge of the popular Boeimeer residential area.

Home sharers not allowed due to prohibition in zoning plan.

The house has four bedrooms, a modern bathroom, a living and dining room and a front and maintenance backyard with storage room and is located diagonally opposite the Van Sonsbeeck Park, playgrounds and the pleasant center of Breda.

Within cycling distance of the Boeimeerpark, the Mastbos, the Ginnekenmarkt, various sports clubs, primary and secondary schools, the Breda International School and various colleges. This house is also very conveniently located in relation to the access roads to the A16, A27, A59 and A58.

#### Layout

##### Ground floor

The front door can be reached via the front garden with handy bicycle shed, from which there is access to the living room, the basement room, the first toilet and the stairs to the first floor. The living room (approx. 20m<sup>2</sup>) is located at the front of the house and from here there is an unobstructed view over the water.

The dining room / kitchen (approx. 30m<sup>2</sup>) is located at the rear. This can be separated from the living room by means of the sliding doors.

The kitchen has all amenities such as a large 4-burner gas stove with oven, an extractor hood, a microwave, a SMEG fridge-freezer combination, a dishwasher and a square sink with tap and rinsing shower. The backyard (approx. 25m<sup>2</sup>) can be reached via the French doors or the walking door. This has a terrace area and artificial grass.

At the back of the garden there is a shed/storage room (approx. 10m<sup>2</sup>).

##### First floor

The first floor has two bedrooms, a bathroom and a staircase to the second floor.

Bedroom I: approx. 15m<sup>2</sup> and located at the rear of the house

Bedroom II: approx. 12m<sup>2</sup>, with a walk-in closet and located at the front of the house.

The bathroom (approx. 6m<sup>2</sup>) has a modern washbasin, a second toilet and a spacious walk-in shower with hand shower and rain shower. There is also an extra built-in cupboard on the landing on this floor.

##### Second floor

The second floor can be reached via the fixed staircase. The spacious landing has a washing machine and a dryer and provides access to the two bedrooms. Bedroom III: approx. 7m<sup>2</sup> and located at the front of the house

Bedroom IV: approx. 13m<sup>2</sup> and located at the rear of the house.

This room is now divided as a work/study room.

Parking is free on the street.

##### Particularities:

- TOP location! Close to the International school and the center of Breda
- Upholstered
- Very attractive and well-maintained home
- 4 bedrooms

- Free parking
- Low-maintenance garden
- Available immediately
- Deposit is 2 months















