



**Baronielaan  
4818 PA Breda**

**€ 2.850 p.m. inc.**

<b>Price</b>	€ 2.850 p.m. inc.
<b>Decoration</b>	Fully furnished
<b>Price includes</b>	Gas, water, electricity, tv, internet
<b>Status</b>	Available
<b>Acceptance</b>	08-01-2025
<b>House type</b>	Town house
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Bottom floor</b>	2
<b>Build type</b>	Existing
<b>Year of construction</b>	1910
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Living surface</b>	90m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	2

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Wonderful short stay home (approx. 90m<sup>2</sup>) on one of the most beautiful avenues in Breda; the Baronielaan. This beautiful two-bedroom apartment is located on the second and third floors of this characteristic mansion.

In the vicinity is the Markdal nature reserve, the Mastbos, the bustling Ginneken with its various shops and catering establishments, the center of Breda and the various arterial roads are also a short distance away.

#### Layout

##### Second floor

Access to the second floor (approx. 53m<sup>2</sup>) via fixed stairs where you will find the living room with open kitchen and dining area, the bathroom and the storage room with washing equipment.

The living room has a spacious corner sofa and flows into the kitchen with, among other things, the following equipment; dishwasher, gas stove, extractor hood, refrigerator, freezer, oven and various storage cupboards. A dining area (6 persons) and a workplace have been created at the front of the house.

This floor also offers space for a spacious bathroom with floating toilet, spacious walk-in shower, double sinks and a storage room containing the washing machine and dryer.

##### Third floor

On this floor there are two nice bedrooms, a separate toilet and a wonderfully spacious roof terrace (approx. 22m<sup>2</sup>).

#### Details

Only available for rent for 3 months

Parking options by permit

Rental price of €2850 includes advance payment for gas/water/electricity, internet/TV and municipal charges

Deposit is €2850







