



**Dijklaan**  
**4814 CB Breda**

**€ 2.295 p.m. ex.**

<b>Price</b>	€ 2.295 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented with conditions
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Build type</b>	Existing
<b>Year of construction</b>	2024
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Excellent
<b>Location</b>	In residential area
<b>Living surface</b>	90m <sup>2</sup>
<b>Livingroom surface</b>	36m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Isolation</b>	Fully isolated
<b>Garden</b>	Backyard
<b>Backyard</b>	West, 75m <sup>2</sup>

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New, modern and gas-free apartment of approx. 90m<sup>2</sup> with two bedrooms, living room with open kitchen, bathroom, toilet, spacious storage room, private parking space and spacious garden of 75m<sup>2</sup> located on the West.

Tuinzicht is a lively neighborhood with a diverse character and a practical location in relation to the center of Breda. Once created as a real working-class neighborhood, Tuinzigt has undergone a significant upgrade in recent years, which is visible in the mix of renovated homes, apartment complexes and some new construction projects. This makes it an accessible neighborhood for starters, young families and people who want to enjoy the benefits of an urban living environment.

#### Good accessibility

The neighborhood is easily accessible, both by car and public transport. Tuinzigt is close to highways such as the A16 and A58, which is ideal for commuters. By bike you can reach the station within 10 minutes, as well as the center of Breda in just under 5 minutes. There are also several bus lines that quickly take you to the city center of Breda or the train station, making it easy to connect to other cities.

#### Layout

The entrance provides access to all rooms;

- Spacious living room of 36m<sup>2</sup> with open kitchen equipped with all amenities, including; 90 cm induction hob, extractor hood, fridge with freezer, combi oven, dishwasher and various storage cupboards
- French doors to the partly tiled garden and partly artificial grass garden, wonderfully maintenance-free
- Bedroom I of approx. 15m<sup>2</sup> and a walk-in closet of 3.5m<sup>2</sup> located at the rear of the house with French doors to the garden
- Bedroom II of approx. 12m<sup>2</sup>, located at the front of the house
- Bathroom with shower, washbasin with furniture and mirror cabinet
- Separate toilet with washbasin
- Technical room with the connection for the washing equipment

#### Special features:

Everything is delivered brand new

Energylabel A

The rental price excluding energy, water, internet/TV and municipal taxes is €2295.00

No less than 8 solarpanels

This apartment is completely equipped with a beautiful herringbone floor

There is a private parking space included

Spacious storage room of approx. 14m<sup>2</sup>





