



**Wagemakerspark  
4818 TV Breda**

**€ 3.500 p.m. ex.**

<b>Price</b>	€ 3.500 p.m. ex.
<b>Decoration</b>	Fully furnished, partly furnished
<b>Status</b>	Available
<b>Acceptance</b>	01-03-2025
<b>House type</b>	Single family, duplex
<b>Build type</b>	Existing
<b>Year of construction</b>	2004
<b>Maintenance inside</b>	Excellent
<b>Living surface</b>	261m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Energy label</b>	A
<b>Balcony</b>	Yes

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This fantastically located, fully furnished home of no less than 260 m<sup>2</sup> with 4 bedrooms, 2 bathrooms, office room, garden and parking space will be available from March 2025 for a specific period of approximately 3-3.5 months.

Are you coming to Breda for a work project or do you want to get to know the city of Breda better before renting something and do you not want an impersonal hotel room? Then this home is an absolute must to see!

The home is located in a nice location close to various shops and restaurants on the Ginnekenweg and the Wilhelminastraat. The city center of Breda, the Ginnekenmarkt and the Mastbos are also a short distance away. The direct access roads to the highways are easily accessible.

#### Layout:

You enter the home through a beautiful entrance, where there is a toilet, stairs to the first floor and French doors to the spacious living room. The beautiful, spacious living room at the front of the house has large windows, which provide plenty of natural light.

At the rear of the house is the lovely kitchen, which is fully equipped. From the kitchen you have access to the garage with laundry room and the beautifully situated garden (south).

The first floor offers space for 2 bathrooms, 2 bedrooms, a separate toilet and a study. The master bedroom is located at the front of the house and has its own balcony and a spacious walk-in closet. The study offers space for two desks and plenty of natural light.

Bathroom I has a bath, a separate shower, a double washbasin with furniture.

Bathroom II has a shower, towel radiator and washbasin.

A separate toilet with floating toilet and washbasin.

On the second floor, accessible via a fixed staircase, there are two more spacious bedrooms.

#### Special features:

Fully furnished

Available for approx. 3 months

Deposit in consultation

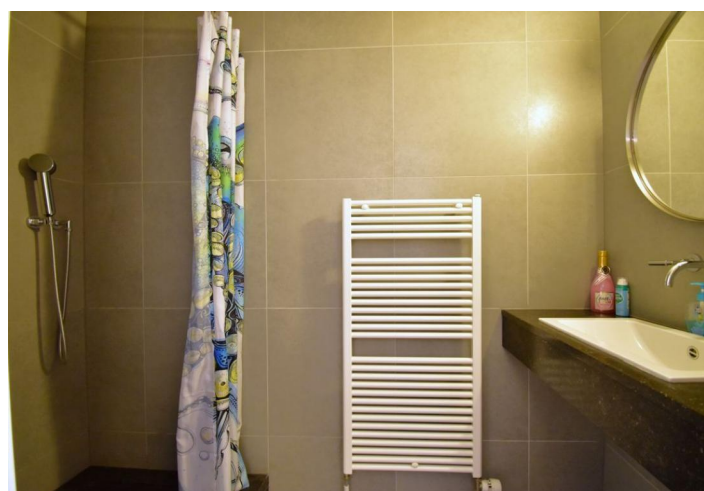
















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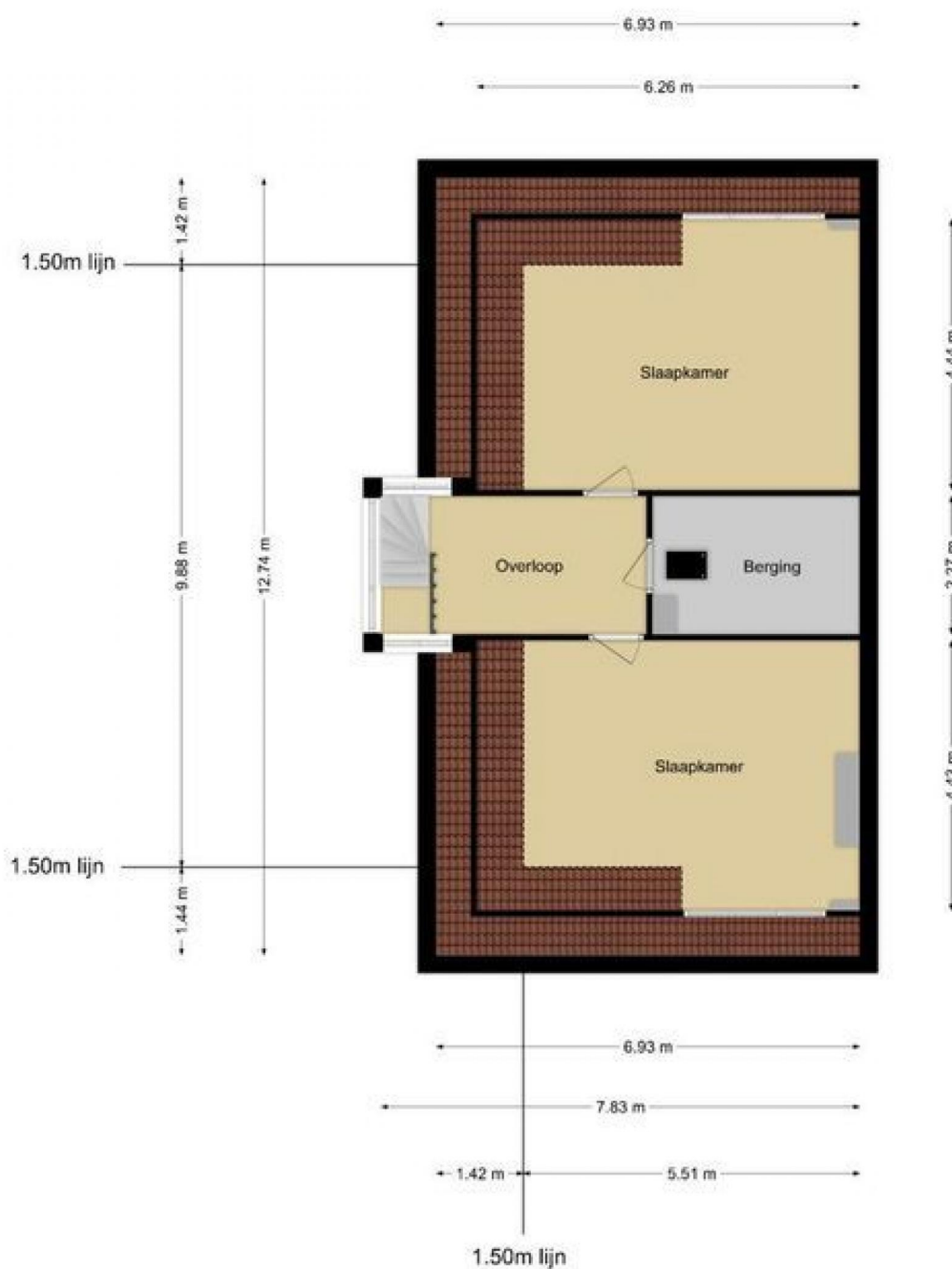
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