



**Lunetstraat  
4814 AK Breda**

**€ 1.395 p.m. ex.**

<b>Price</b>	€ 1.395 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>House type</b>	Single family, terraced house
<b>Year of construction</b>	1943
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Living surface</b>	82m <sup>2</sup>
<b>Plot surface</b>	101m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Energy label</b>	E
<b>Isolation</b>	Partial insulated glazing
<b>Heating</b>	Central heating

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Nice house in a central location in Breda. This unfurnished house has 3 bedrooms, a beautiful kitchen with various appliances, a modern bathroom and a garden. The house is conveniently located for the bustling city center, the NAC stadium, various shopping facilities of the Tuinzigt shopping center and the trendy harbor quarter.

#### LAYOUT

##### Ground floor

Entrance / hall with the meter cupboard, the toilet and access to the living room.

Toilet, tiled, with standing closet.

Living room, with tiled floor, spachtelputz wall finishes, access to the basement closet, first floor staircase, backyard and kitchen.

Closed kitchen (2014), in a straight arrangement, with plastic worktop, fridge, freezer (3 drawers), 4-burner gas stove, extractor hood, stainless steel sink, dishwasher and access to the utility room.

Scullery, with space for the central heating boiler, connection for washing equipment, sink and access to the backyard.

##### First floor

Landing, with (open) staircase, access to bedrooms I, II and the bathroom.

Bedroom I, located at the rear, with laminate flooring, closet, air conditioning and access to the roof terrace.

Bedroom II, located at the front with laminate flooring.

Bathroom (2015), located at the front, tiled, with radiator, walk-in shower, sink and natural ventilation through the window.

##### Attic floor

Attic bedroom III, with carpet floor and a skylight.

##### Garden

Backyard, located on the North.

##### Storage

Stone shed, with electricity and a domed roof.

##### Deposit

€3000,-

Also available for two working people







