



**Bavelselaan  
4835 GN 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>Living surface</b>	87m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

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Nice house in a super nice location in the Ginneken. This unfurnished house has a spacious bright living room with open kitchen, bathroom and toilet on the ground floor, backyard with storage, two bedrooms and a lovely roof terrace. The house is located within walking distance of the cozy Ginnekenmarktje and the nature reserve at De Mark. A short distance away are the nature reserve 'Wolfslaar', shopping center 'het Valkeniersplein' and the Ulvenhoutse bos with various walking and cycling routes.

#### Layout:

##### Ground floor

Through portal access to the living room which has a wooden parquet floor, a fireplace and an open kitchen. The open kitchen in a corner unit is equipped with a dishwasher, stove, oven, extractor hood, fridge, freezer, microwave and various lower and upper cabinets. From the kitchen access to the backyard with stone shed with connections for washing equipment.

On the ground floor you will also find the bathroom with a sink and shower and a separate toilet.

##### Second floor

From the living room access to the second floor via stairs. Here you will find two bedrooms and a spacious and very sunny roof terrace.

#### Particularities:

Located in one of the most popular areas of Breda

Upholstered charming house

Rental price € 1395,- excluding gas / water / electricity, internet & TV and municipal taxes









