



**Schermerhornbeemd
4871 HE Etten-Leur**

€ 2.500 p.m. ex.

Price	€ 2.500 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
House type	Villa, detached house
Build type	Existing
Year of construction	1994
Maintenance inside	Good
Maintenance outside	Good
Location	Near quiet road
Living surface	288m ²
Plot surface	962m ²
Livingroom surface	65m ²
Rooms	9
Bedrooms	5
Bathrooms	1
Floors	3
Balcony	Yes, 10m ²
Garden	Backyard, frontyard, side garden
Backyard	Southwest, 450m ² , 15×30cm
Shed	Free standing, wood

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A very spacious detached villa with a lot of surface (approx. 288 m²), lovely garden and 5 bedrooms, located in a beautiful location in Etten-Leur.

It is located in one of the nicer spots of Etten-Leur, on the water, on the edge of the village in a traffic-calmed street in the Groot Sander district.

This is a child-friendly neighborhood a short cycling distance from the center of Etten-Leur.

Layout:

Ground floor

Entrance with wardrobe, toilet with hand basin and access to the living room.

The entire ground floor has a tiled floor with underfloor heating. The living room is very spacious and playfully laid out. Large windows on all sides, allowing for beautiful light and the living room has a very playful layout.

There is a spacious conservatory (approx. 22 m²) with lots of daylight and a beautiful view over the backyard.

The kitchen will be renovated in early 2022.

Next to the kitchen is the utility room where there is sufficient storage space and where the connections for the washing equipment are.

You reach the first floor via a spiral staircase in the hall. Landing gives access to 4 bedrooms, the bathroom and separate toilet and direct access via the spiral staircase to the 5th bedroom. A new PVC floor will be installed on this floor, as well as on the second floor.

Bedroom 1, approx. 16.4 m², located at the front, with air conditioning.

Bedroom 2, approx. 17.7 m², located at the front with access to the balcony through French doors, with fitted wardrobe.

Bedroom 3, approx. 8.5 m², located on the side, with French balcony.

Bedroom 4, approx. 15 m², located at the rear, with access to the balcony through French doors.

The bathroom is very spacious and fully tiled. Equipped with a bath, two showers behind a wall of glass blocks, two washbasins and bathroom furniture.

On the second floor is a gigantic bedroom (approx. 5.00mx5.50m) with a lovely terrace which can be reached through French doors. From here you have a beautiful view.

Garden

Very deep, wide and beautifully landscaped backyard, 30.00m x 15.00m located on the southwest; equipped with several ponds, terraces, a garden house and outdoor lighting;

The side and front gardens, 8.50 x 12.50 m, have also been very carefully designed and planted.

The house has a very deep and beautifully landscaped backyard (30m x 15m) located on the southwest, with a back entrance and a driveway at the front. Also a spacious side and front garden (approx. 8.5 x 12.5 m)

Basement (former garage):

This is currently in use as a wine cellar; divided into two areas: 7.00x3.85m and 4.00x3.60m;

Particularities

The house is fully equipped with a new PVC floor

A completely new kitchen is being installed

No less than 5 bedrooms













