



**Godevaert Montensstraat
4811 PE Breda**

€ 2.250 p.m. ex.

Price	€ 2.250 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
House type	Town house, terraced house
Year of construction	1906
Location	In town center
Living surface	175m ²
Plot surface	128m ²
Livingroom surface	45m ²
Rooms	4
Bedrooms	3
Bathrooms	1
Floors	3
Energy label	E
Shed	Free standing, stone
Shed facilities	Electricity

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Spacious townhouse for rent at the Godevaert Montensstraat (approx. 175m²) in Breda. This fine light house with characteristic features has beautiful high ceilings, three spacious bedrooms, a modern kitchen and bathroom, a roof terrace and a garden with storage and back entrance.

The house is centrally located in a popular residential location in the popular neighborhood of Oud-Boeimeer - Centrum. The Godevaert Montensstraat is a beautiful side street of the well-known Nieuwe Ginnekenstraat. The location is ideal with the center of Breda around the corner and therefore close to shops, cozy restaurants, terraces, the historic Grote Markt, and the Chassé Theater. Highways, primary school, sports facilities and secondary schools as well as the station are easily and quickly accessible.

Layout:

The hall with a toilet (floating closet with sink) provides access to the spacious living room.

The spacious living room of approximately 45m² has wooden floors, a fireplace, two fitted wardrobes, patio doors to the garden and access to the open kitchen.

The timeless kitchen with tiled floor is equipped with: dishwasher, large stove, oven, extractor hood, double sink, fridge-freezer and various lower and upper cabinets for plenty of storage space.

The backyard of approx. 31m² is modern, maintenance-friendly, has a sheltered terrace with decking of approx. 8m² and is equipped with a storage room (approx. 8m²) and back entrance.

First floor

Via stairs you reach the 1st floor where the bathroom, a separate toilet, a fitted wardrobe and two bedrooms are located.

The beautiful bathroom has a lovely deep bath, a spacious shower, a design radiator and double sink with furniture.

Bedroom I is located at the front of the house and because of the wooden floors, high ceilings and windows, it is a nice bright room of no less than 22m², this bedroom also has a walk-in closet of approximately 3m².

Bedroom II is located at the rear of the house and has wooden floors and patio doors to the roof terrace. This bedroom can rightly be called spacious due to its size of 15m².

Second floor

Via a fixed staircase you reach the second floor where, in addition to the technical room with connections for the washing equipment, you will find another surprising (bed) room.

This (bed) room is a unique addition to the house due to its dimensions (approx. 38m²), high ceilings and many windows. The space has wooden floors, various skylights with electrically operated window coverings and a loft with fixed staircase of approximately 7.5m². Will this space be a home office, a master bedroom or a large play area? The space makes it all possible.

Particularities

Unique townhouse a short distance from the center of Breda

Spacious rooms with high ceilings of approx. 3m

Two outdoor spaces

Solar panels

Parking by permit









