



**Grote Spie  
4819 CN Breda**

**€ 1.495 p.m. ex.**

<b>Price</b>	€ 1.495 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Walk-up flat, apartment
<b>Year of construction</b>	1970
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Living surface</b>	97m <sup>2</sup>
<b>Livingroom surface</b>	30m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floors</b>	1
<b>Facilities</b>	Lift
<b>Balcony</b>	Yes

Find a House does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

Lovely bright apartment with two spacious bedrooms, modern kitchen, 2 outdoor areas, very spacious living room and modern bathroom and toilet.

In the popular district "Boeimeer", located on the 3rd floor, a spacious 3-room apartment with a beautiful view over the city. On the ground floor there is a general bicycle cellar and a separate storage room. Within walking distance is the shopping center "Langendijk" as well as a shopping center at the Graaf Hendrik III square. The roads and the Mastbos are a short distance away. The center of Breda is about a 15-minute walk away.

#### Location

The property is located in the popular residential area of Boeimeer in a quiet street with ample parking. The city center, Graaf Hendrik III square and the water-rich Boeimeerpark are within walking distance. The Mastbos and Ginneken are within cycling distance. The various roads to Rotterdam, Tilburg, Utrecht and Antwerp can be reached within a few minutes by car.

#### LAYOUT

Central entrance with mailboxes, doorbells and intercom system with videophone; closed hall with elevator, access to the stairwell and access to the space with bicycle shed and private storage.

#### 3rd floor

From the elevator access to 2 apartments and the stairwell.

Hall/entrance which provides access to the kitchen, the toilet, the two bedrooms and the spacious living room.

The spacious living room of spacious 30m<sup>2</sup> has wooden floors and beautiful windows, which provide plenty of natural daylight. From the living room access to the balcony.

The closed modern kitchen is equipped with a dishwasher, oven with grill function, refrigerator, freezer, gas stove with wok burner, extractor hood, sink and various storage cupboards. The kitchen also offers space for the connections of the washing equipment. The balcony can also be reached from the kitchen.

Separate toilet room with floating closet and sink.

Bedroom I, a spacious bedroom of approximately 17,5 m<sup>2</sup> with wooden floors and direct access to the modern bathroom. The fully tiled bathroom has a shower, bath and washbasin with furniture.

Bedroom II can also be called spacious with an area of approx. 13m<sup>2</sup>, wooden floors, washbasin and access to the balcony at the rear.

#### Particularities

Beautifully finished apartment with all amenities

Spacious living, you can certainly do that at the Grote Spie in Breda

Nice central location

Free parking

Rental price is €1495 excluding heating costs of €150 per month







