



**'t Sas**

**4811 WC Breda**

**€ 1.850 p.m. ex.**

<b>Price</b>	€ 1.850 p.m. ex.
<b>Decoration</b>	Partly furnished, optionally furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Year of construction</b>	1901
<b>Location</b>	In town center
<b>Living surface</b>	150m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floors</b>	2

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Do you really want to live in the center of Breda? It doesn't get more central than this! This spacious upstairs apartment with 3 bedrooms, spacious living room with a view of the Grote Kerk in Breda and a parking space will soon be available for new residents.

The residential/shopping area 't Sas, which is located in the center of Breda and a stone's throw from the Grote Kerk, is a shopping area of unprecedented allure in the Netherlands. Not only because of the idyllic location in a historic courtyard with a view of the Grote Kerk, but mainly because of the special and atmospheric architecture of the square and the extraordinary range of stylish things.

#### Layout

##### Ground floor

Through one of the gates, which is closed at night, you enter the courtyard ('t Sas) with terraces and exclusive shops and eateries, where the central entrance to the building complex is also located with doorbells, videophone, mailboxes and access to the closed hall with stairwell. The stairwell gives access to the balustrade and gallery.

Access to the upstairs apartment through a 'hidden' door.

The entrance has a cloakroom and a staircase leading down where bicycles can be parked.

Through wicket door access to the hall of the upstairs apartment. The hall offers space for the connections for washing equipment and is suitable for placing an extra fridge-freezer combination. From the hall you have access to the dining room, living room, separate toilet and the staircase to the second floor.

The dining area is located on the side of 't Sas and provides access to a spacious outdoor area where you can enjoy the sun. The dining area flows into the open kitchen which is equipped with; dishwasher, oven, microwave, refrigerator, stove, extractor hood and various lower and upper cabinets.

The living room has 3 nice windows for natural daylight and an amazing view of the Grote Kerk in Breda. From the living room you can reach the hall with the stairs to the second floor

##### Second floor

The landing provides access to two spacious bedrooms, 1 room which can serve as an office, a separate toilet, the bathroom with bath, separate shower and washbasin with furniture.

##### Third floor

This space is currently used as a third spacious bedroom

##### Particularities

Both upholstered and furnished possible (furniture for sale)

Special center location

3 working home sharers are allowed

1 parking space is included in the rent (compulsory purchase), a second is possible







