



**Velsgoed**  
**4841 EL Prinsenbeek**

**€ 3.000 p.m. ex.**

<b>Price</b>	€ 3.000 p.m. ex.
<b>Decoration</b>	Fully furnished, partly furnished
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>House type</b>	Single family, detached house
<b>Build type</b>	Existing
<b>Year of construction</b>	1978
<b>Maintenance inside</b>	Excellent
<b>Maintenance outside</b>	Good
<b>Living surface</b>	229m <sup>2</sup>
<b>Plot surface</b>	660m <sup>2</sup>
<b>Other surface</b>	48m <sup>2</sup>
<b>Volume</b>	1.007m <sup>3</sup>
<b>Rooms</b>	7
<b>Bedrooms</b>	4
<b>Bathrooms</b>	1
<b>Floors</b>	2
<b>Energy label</b>	C
<b>Isolation</b>	Insulated glazing, fully isolated
<b>Garden</b>	Backyard
<b>Garage type</b>	Indoor

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Luxuriously furnished detached house with 4 bedrooms, home office, garden room, two garages and 314m<sup>2</sup> of garden located in Prinsenbeek. This fantastic home with no less than 229m<sup>2</sup> of wonderful living will be available for a new resident in mid-March. Are you looking for a house with space, both inside and outside, a beautiful finish and located a stone's throw from Breda? Then we would like to invite you for a viewing.

The center of Prinsenbeek with many amenities such as supermarkets, bakeries, butchers, clothing stores, restaurants, etc. is just around the corner, as are the sports fields. The roads and the railway station can be reached within a few minutes. You can reach the center of bustling Breda in 15 minutes by bike.

#### Layout

Through the right-hand driveway you reach the side entrance which provides access to the hall. The hall gives access to the staircase, meter cupboard, toilet and the living room. The living room with tiled floors is divided into different sections; starting at the front of the house you will find the office, a cozy sitting area with a (gas) fireplace, the dining area and the spacious kitchen.

This modern kitchen is fully equipped; dishwasher, induction hob, extractor hood, steam oven, combi microwave, large fridge and quooker. From the beautiful kitchen you have a passage to the garden room and access to the heated garage which currently serves as a utility room. The garage is equipped with a spacious cupboard wall and has patio doors.

The garden room is a fantastic space with very beautiful light through the no less than 3.5 meters high windows. This room is furnished with a gas fireplace, spacious dining area and second seating area. It is also wonderful to stay in this room in the summer, because no direct sunlight shines on it.

The second floor is reached via a fixed staircase. The landing provides access to three bedrooms, a separate toilet and the bathroom.

#### Master bedroom

Located at the front with wooden floor, sloping roof and various fixed cupboards.

#### Bedroom 2

Located at the front with a wooden floor and a high sleeper.

#### Bedroom 3

Located at the rear of the house with wooden floor and furnished as a children's bedroom.

#### Bathroom

The spacious and fully equipped bathroom is tiled and equipped with a bath, a walk-in shower and a complete bathroom furniture with, among other things, a double sink, mirror, plenty of storage space in the drawers and a fixed cupboard. The ceiling is finished with recessed spotlights.

The 2nd floor is accessible by means of. fixed staircase and the landing provides access to the 4th bedroom and the laundry room. Bedroom 4, is finished with a wooden floor, 2 sliding wardrobes, a sink and plenty of storage space.

The laundry room has a PVC floor, the washing machine and dryer, a sink and water heater.

#### Garden

The garden has various corners, such as a lovely lounge corner, a dining area, a play area for the children, but also has its own gym with various sports equipment and sauna.

Finally, there is a 2nd garage accessible from the garden, which is equipped with a liquid-tight floor, a large skylight, patio doors on the garden side, a sheet steel sink and a remote-controlled sectional door.

#### Particularities

Beautiful detached house with two driveways, two garages, 4 bedrooms, private gym with sauna and very spacious garden

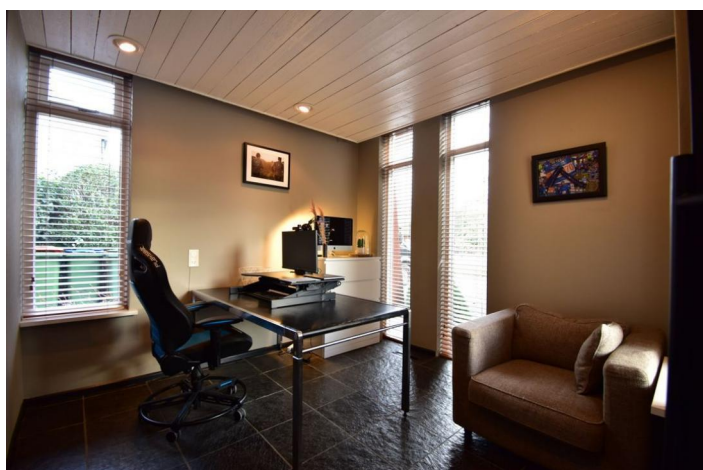
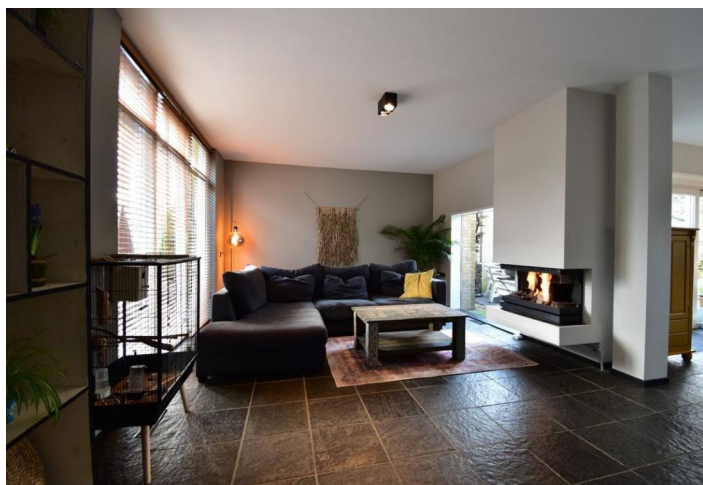
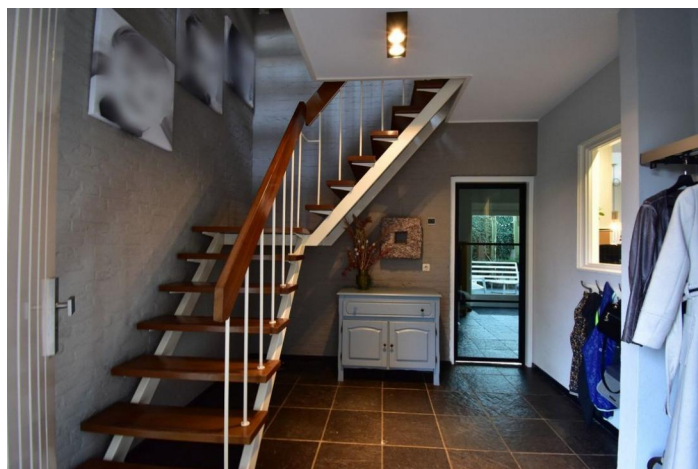
Furnished

Minimum rental period of 12 months

Deposit in consultation

Pets in consultation

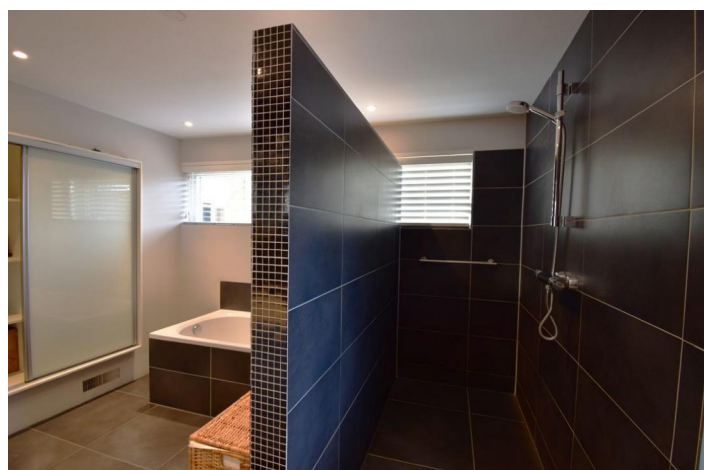
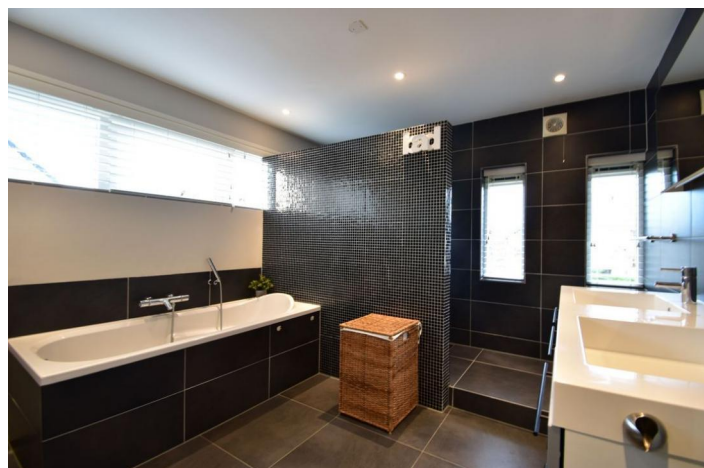
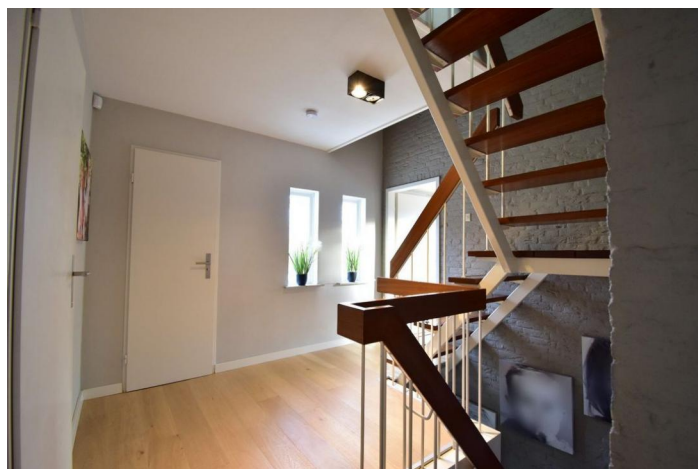
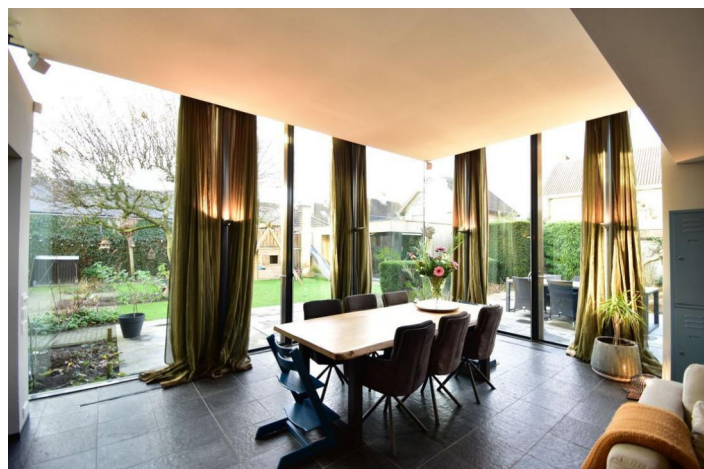


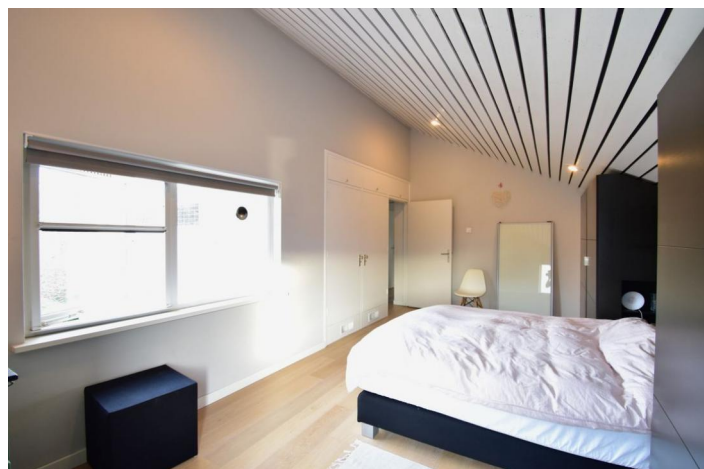








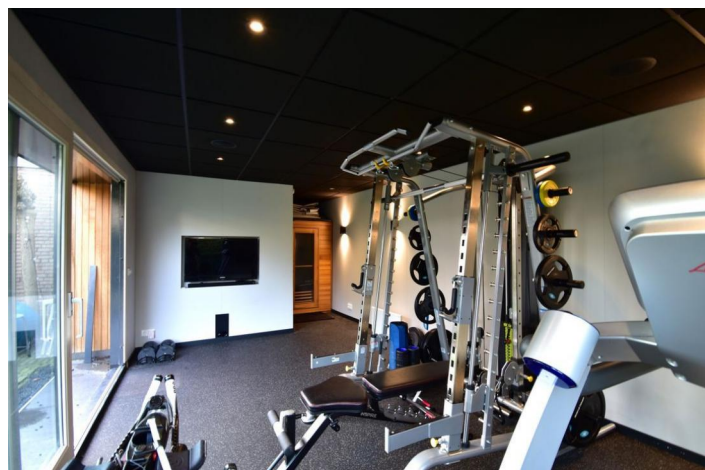
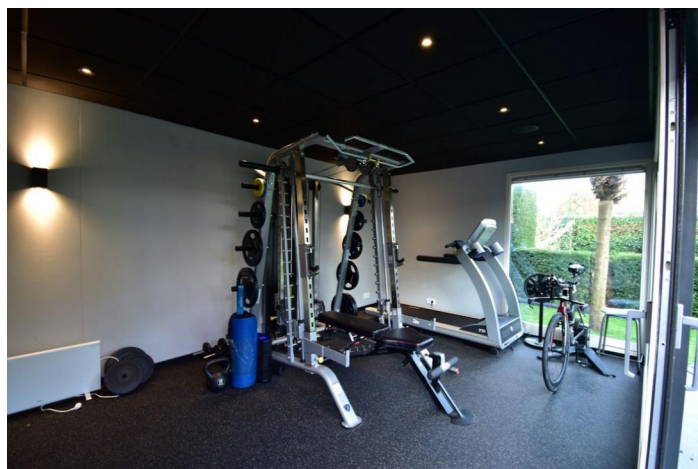
















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