



Dagpauwoog
4814 VG Breda

€ 1.595 p.m. ex.

Price	€ 1.595 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
House type	Single family, terraced house
Build type	Existing
Year of construction	1998
Maintenance inside	Good
Maintenance outside	Good
Living surface	117m ²
Rooms	5
Bedrooms	4
Bathrooms	1
Floors	3
Facilities	Roller shutter, cable tv, solar panel
Energy label	A
Garden	Backyard, frontyard
Backyard	South

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Wonderful living in an energy-efficient house (label A); fully insulated and with solar panels? That is possible in this nice house in Westerpark! The house has a perfect south-facing garden with an unobstructed view, so that you can enjoy the sun early in the spring. The house has 4 bedrooms, a spacious kitchen and a wonderfully spacious roof terrace.

All amenities, such as primary schools, supermarkets and the lively Grote Markt of Breda are a short distance away. In short, a ready-to-move-in house located in a beautiful and child-friendly location.

Layout

Ground floor

Through the hall with meter cupboard, you reach the toilet with hand basin, the staircase to the first floor and the living room. The bright living room with stairs cupboard is located at the rear of the house. Through a door you reach the backyard and at the front is the open kitchen. The kitchen has plenty of cupboard space. The kitchen is equipped with a 5-burner gas hob with separate wok burner, an extractor hood, a dishwasher, an oven and a combination microwave.

First floor

Through the landing you reach the three bedrooms, the bathroom, the stairs to the second floor and the storage cupboard. The largest bedroom is located at the front of the house and has a closet. The other two bedrooms are located at the rear. The spacious bathroom has a bath, a separate shower, a double sink with bathroom furniture and a second toilet.

Second floor

You reach the fourth bedroom via the landing with space for the central heating boiler, the inverter of the solar panels and the space for the washing machine and dryer. A dormer window has been placed over the largest part of the pent roof at the rear. Through a door you reach the lovely roof terrace, located on the north.

Garden

The backyard, with outside tap and electric awning, is located on the sunny south. The garden has a lovely roof. At the back of the garden is the wooden shed. The storage room is equipped with electricity and through the storage room you have access to the back.

Particularities

Energy label A and solar panels

The house is delivered completely painted white

The rental price is €1595, excluding gas/water/electricity, internet&tv and municipal taxes





