



**Albert Huffelstraat  
4827 CE Breda**

**€ 1.295 p.m. ex.**

<b>Price</b>	€ 1.295 p.m. ex.
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>House type</b>	Single family, terraced house
<b>Year of construction</b>	1971
<b>Maintenance inside</b>	Good
<b>Maintenance outside</b>	Good
<b>Location</b>	On the waterfront, near quiet road
<b>Living surface</b>	130m <sup>2</sup>
<b>Livingroom surface</b>	35m <sup>2</sup>
<b>Rooms</b>	6
<b>Bedrooms</b>	5
<b>Bathrooms</b>	1
<b>Floors</b>	3
<b>Garden</b>	Backyard, frontyard
<b>Backyard</b>	Northwest, 78m <sup>2</sup> , 6×13cm
<b>Shed</b>	Free standing, stone

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

This spacious family home is in a very quiet location with an unobstructed view of a new residential area.

The house is very spacious (approx. 130m<sup>2</sup>) and has 5 bedrooms.

There are beautiful walking and cycling routes in the immediate vicinity of the house and the house is also within walking distance of the shopping center "Moerwijk". This shopping center offers a wide range of various shops. Schools, both primary and secondary schools, are also within walking distance. For relaxation, there is a petting zoo in the area and the Lage Vuchtpolder nature reserve. There is also a bus stop within walking distance. The center of Breda and the central station can be reached quickly (approximately 15 minutes by bike). The connection to the various highways A16, A27 and A59 is excellent.

#### Layout

Entrance with meter cupboard and wardrobe and access to the hall with (expanded) stair cupboard, stairs to the first floor, toilet and access to the living room. The attractive living room (approx. 30 m<sup>2</sup>) is directly connected to the garden through doors and connected to the kitchen. Due to the large windows at both the front and rear, there is a lot of light in the living room; The semi-open kitchen (approx. 3.00 x 2.60 m) has sufficient cupboard space. The kitchen is delivered without equipment.

Spacious landing with stairs to the 2nd floor and access to the bedrooms and bathroom. Spacious (parent) bedroom I (approx. 3.4 x 3.30 m) located at the front and beautiful unobstructed view.

Bedroom II (approx. 3.40 x 1.90 m) also located at the front with a beautiful unobstructed view. Bedroom III (approx. 3.30 x 2.60 m) located at the rear with a build-in closet. Bedroom IV (approx. 3.20 x 2.60 m) also located at the rear and equipped with a build-in closet.

The bathroom is fully tiled and equipped with a bath with shower and the 2nd toilet.

Attic with two storage rooms containing, among other things, the location of the central heating boiler and the connections for the washing equipment.

From the attic there is also access to bedroom V (approx. 4.70/5.20 x 3.98 m) with a sink.

The private backyard is located on the sunny west and enjoys an unobstructed view. At the back of the garden is a detached stone shed (approx. 6.00 x 2.00 m) over the full width, with access to the back. The front garden of the house is located on the east and has also been carefully landscaped and enjoys a beautiful unobstructed view over the water feature and offers access to the front door through a walkway.

#### Particularities

For working candidates only.

No home sharers

Pets are in consultation

The rental price is €1295, excluding gas/water/electricity, internet/tv and municipal taxes

Parking is free in the whole area

Deposit is 2 months rent

Rental period is a maximum of 24 months







