



**Poolseweg
4818 CB Breda**

€ 2.150 p.m. ex.

Price	€ 2.150 p.m. ex.
Decoration	Fully furnished
Status	Rented
Acceptance	Directly
House type	Single family, terraced house
Build type	Existing
Year of construction	1930
Maintenance inside	Good
Maintenance outside	Good
Location	Near quiet road, in residential area
Living surface	119m ²
Livingroom surface	37m ²
Rooms	6
Bedrooms	3
Bathrooms	1
Floors	3
Energy label	E
Garden	Backyard
Backyard	49m ² , 5.45×9cm
Shed	Free standing, wood
Shed facilities	Electricity

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This fully furnished terraced house with 3 bedrooms, dressing room, office and lovely city garden will be available from July 1 for a maximum period of 24 months.

The wide range of shops on the Valkeniersplein, the cozy Ginnekenmarkt, the Mastbos, the international school and various sports clubs are within cycling distance. The high way can also be reached quickly. In short, an ideal home for an expat (family).

Layout

Ground floor

Entrance, the hall provides access to the toilet, stair cupboard and stairs to the first floor and living room.

The cozy living room (approximately 8.50 x 3.35 m) has a bay window at the front, patio doors and passage to the open kitchen.

The modern open kitchen (approximately 2.80 x 1.90 m) is equipped with a U-shaped kitchen layout with all conceivable appliances such as a refrigerator, freezer (2.5 drawers), dishwasher, 4-burner stainless steel gas stove with grill plate and double oven, stainless steel extractor hood and various drawers, lower and upper cabinets. From the kitchen there is access to the backyard.

First floor

The landing gives access to the bathroom, the 2 bedrooms, dressing room and there is a staircase to the second floor.

The neat bathroom (approximately 3.00 x 1.90 m), is fully tiled and equipped with a floating toilet, bath with thermostat tap and glass shower wall, towel radiator, washbasin with mirror and various built-in wardrobes.

Bedroom I (approximately 3.95 x 3.35 m) is located at the rear of the house and has two closets.

Bedroom II (approximately 3.60 x 3.35 m) is located at the front of the house with a closet and patio doors to the French balcony.

Dressing room (approximately 2.60 x 1.80 m) is located at the front of the house and has a fixed cupboard wall with sliding doors.

Second floor

The second floor can be reached via a fixed staircase.

On the landing is the central heating combi boiler and connection point for washing equipment. There is a washer/dryer combination.

The landing also provides access to the third bedroom and the study.

Bedroom III (approximately 4.70 x 5.20/2.90 m) is located at the front and has a cupboard wall and loft ladder to the attic.

Office (approximately 3.25 x 2.00 m) is located at the rear of the house and has a dormer window and storage space behind the partitions.

Garden

The city garden (approximately 9.00 x 5.45 m) is wonderfully laid out. There is greenery and two terraces have been created. In the summer you can enjoy both the sun and the shade here. The garden is accessible through the garden doors in the living room, from the kitchen and through the back. The wooden shed can be found in the garden. This is equipped with electricity.

In the Poolseweg you can park on one side. Parking is also available in the surrounding streets.

Details

- the house is fully furnished and therefore ready to move in
- the house is available from July 1, 2025;
- the house is available for a maximum period of 2 years;
- no rental to students and home sharers;







