



Gaspeldoornlaan
5552 GC Valkenswaard
Rent per month € 1.850,- excl.



Features

Rent per month:	€ 1.850,- excl.
Address:	Gaspeldoornlaan
Zip code:	5552 GC
City:	Valkenswaard
Type of house:	Vila
Rooms:	5
Number of bedrooms:	3
Living area:	200 m ²
Deposit:	€ 2.000,-
Location:	Residential
available:	2018-01-17
Extras:	<div>✔ Soft furnished</div> <div>✘ Furnished</div> <div>✔ Garden</div> <div>✘ Balcony / terrace</div> <div>✔ Parking</div> <div>✘ Elevator</div> <div>✔ Garage</div> <div>✔ Barn / shed</div>

OR RENT!

This recently renovated villa with garage suitable for 2 cars. Located on a spacious plot of 1025m² which offers

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plenty of privacy. The property is conveniently located on a wide avenue and across from a beautiful green lane.

GROUND FLOOR:

ENTRY: Spacious entrance. The spacious hall features an authentic tile floor. Spacious wardrobe, fuse box (8 groups and 4 earthenware switches) and a fully tiled toilet with floating closet, this was refurbished in 2011.

LIVING ROOM: Light L-shaped living room with authentic parquet floor, fireplace and double patio doors which open to the garden and the partly covered terrace.

KITCHEN: The closed kitchen is modern, lightly decorated and fully equipped. The kitchen has an induction hob, extractor hood, combination oven and microwave, fridge and dishwasher. Finished with a composite sheet. The kitchen is renewed in 2012. From the kitchen there is a beautiful view of the backyard and the terrace.

SCULLERY: The scullery with built-in closets offers access to the garden and a spacious office. There's access to the separate laundry room via the scullery with connection for washing equipment and a boiler.

OFFICE: A spacious bright room with view on the street. This room is multifunctional and can be used as an office, studio, bedroom and so on.

1ST FLOOR

From the spacious lobby one has access to:

BEDROOM 1: spacious light master bedroom with full width wardrobes and two patio doors to the balcony.

BEDROOM 2: Facing the front of the property with a large wardrobe.

BEDROOM 3: located at the rear of the property with a view of the garden from the spacious dormer. Access to the generous extra storage in the sloping edges of the roof construction.

BATHROOM: This very luxurious, very spacious bathroom has a bath with jet streams and a hot tub, wide sinks, a second floating toilet, a spacious walk-in shower with rain shower, hand shower and side sprayers. The bathroom was completely refurbished in 2011.

2ND FLOOR

On the 2nd floor there is a spacious attic. This attic can be reached with a small ladder and offers a plenty of storage space.

GARAGE

This spacious garage offers room for 2 cars and has several conveniences. For example, the garage has a fixed kitchen block with both hot and cold water and various storage options. Via a staircase there is access to the first floor which is fully elevated. The garage also gives access to the garden with double patio doors. In addition, there is access to the cars via an automatic rolling door, which can also be used with a code.

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GARDEN

Beautifully well-kept garden surrounding the house with various terraces (partly covered), flower beds and a garden house. The garden offers plenty of space and privacy. Wide entrance in front.

GENERAL:

- Convenient location on broad street across from a green strip, in close proximity to the highway and various amenities such as shops, schools and sports fields.
- Well maintained and recently renovated detached house located on a spacious plot which offers plenty of privacy.
- Year of construction: circa 1971. The upper floor was renovated in 2011 and the ground floor was fully renovated in 2012.
- Content: about 574m3 excluding the garage.
- Content garage: about 250m3.
- Insulation: roof, wall and floor insulation applied, also the house is equipped with double glazing.

Important:

- Available per: direct
- The advertised rental price is based upon a rental agreement for a minimum of 12 months.
- Energy costs are not included in the rental price
- The advance energy costs will be around 100 - 150 euro a month
- Internet and tv will cost around 50 euro a month

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