




Graspol
5658 GH Eindhoven
Rent per month € 1.725,- excl.



Features

Rent per month:	€ 1.725,- excl.
Address:	Graspol
Zip code:	5658 GH
City:	Eindhoven
Type of house:	Family house
Rooms:	4
Number of bedrooms:	3
Energy label:	
Living area:	135 m ²
Deposit:	€ 1.725,-
Location:	Residential
available:	2022-01-01
Extras:	<ul style="list-style-type: none"> ✔ Soft furnished ✘ Furnished ✔ Garden ✘ Balcony / terrace ✔ Parking ✘ Elevator ✘ Garage ✔ Barn / shed

Looking for space, a pleasant atmosphere, energy efficient, a good level of finishing, parking on site and quiet location ... do not look any further!

Bergstraat 24
5611 JZ Eindhoven

040-2116149
info@brickvastgoed.nl

This modern house offers an extended living room, solar panels, child-friendly location and an inner courtyard with garden and playground.

Located in the popular 'Meerhoven', with all amenities, including a fast bus connection, this property is worth a visit. You can park freely at the front. At the rear a carport is placed and through a double gate the backyard with storage with double doors is accessible. Ideal for the motorcyclist!

Layout

Ground floor

Entrance with access to the spacious hall with tiled floor and meter cupboard, unit for the district heating and the partly tiled toilet with fountain.

The extended living room has a beautiful solid oak wooden floor.

The kitchen is situated at the front with a kitchen island and a wall installation.

The cooking island is equipped with a sink unit, ceramic hob and a design extraction tube. The wall layout is equipped with a combi-oven, dishwasher and refrigerator. There is plenty of closet space. The kitchen has a light gray tile floor and there is a practical cupboard.

First floor

The landing gives access to 2 bedrooms and the bathroom.

Bedroom 1 (originally 2 rooms) is a spacious master bedroom at the rear with laminate flooring and a closet wall.

Bedroom 2 is at the front and gives access to a French balcony. This room also has the same laminate floor.

The bathroom is practically divided, partly tiled and fully equipped with a bath, glass shower with thermostat, toilet and sink with furniture and mirror cabinet.

Second floor

Via a staircase access to the landing, a laundry room and bedroom 3.

This floor is also equipped with a laminate floor. The landing has a lot of light through the large windows. Here is the unit for mechanical ventilation. The bedroom gives access to a French balcony at the front and also has a closet wall. The spacious laundry room is tiled and here are the connections for the washing equipment. 10 solar panels have been placed on the roof to reduce the electricity consumption to 0. The unit and inverter are also present in this room.

Garden

The backyard is situated on the southwest. It is wonderful to stay under the wooden roof, also in the late summer. The porch has a shadow screen. The garden is completely paved and has borders and a wooden fence.

The detached wooden storage room with double doors is equipped with electricity.

Through a double wooden gate you reach the carport and the courtyard. The carport offers the possibility to park dry on your own property!

Important:

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- This developed house is ready to move in and is well maintained.
- Built-out at the rear and fitted with a roof.
- Pleasant and child-friendly location in popular residential area.
- This property has an Energy Label A.
- Available per: January 2022
- 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 150 euro a month
- Internet and tv will cost around 50 euro a month

Brick Vastgoed is the expert in housing for expats in Eindhoven.

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