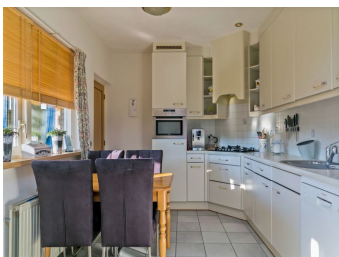




Rode Beemden  
5708AX Helmond  
**Rent per month € 1.995,- excl.**



## Features

Rent per month:	€ 1.995,- excl.
Address:	Rode Beemden
Zip code:	5708AX
City:	Helmond
Type of house:	Vila
Rooms:	7
Number of bedrooms:	4
Living area:	181 m <sup>2</sup>
Deposit:	€ 1.995,-
Location:	Residential
available:	2019-09-13
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>

Bergstraat 24  
5611 JZ Eindhoven

**040-2116149**

info@brickvastgoed.nl

On the outskirts of Stiphout with beautiful unobstructed views located well maintained detached house with indoor garage and carport.

The house has a playful layout and offers a surprising amount of space on the ground floor and the first floor. Below we mention a few plus points of this property:

- utility room and indoor garage
- extra work or children's room on the ground floor
- no less than 4 good bedrooms on the first floor
- roof
- privacy-giving garden on the south-west
- quiet street, no neighbors
- We present some impressions of how you could modernize the home

Spacious driveway, partly covered with carport, so you can reach the front door dry. The carport has 4 roof domes for daylighting and the driveway is paved with pavers.

#### Layout

Light entrance with tiled floor with open hardwood stairs to the first floor. In the hall is also the wardrobe and the toilet with fountain. Work or playroom can be reached from the hall which can also be connected to the living room.

From the living room you have a beautiful unobstructed view through large windows over the nature reserve towards the Warande. The living room has a tiled floor with underfloor heating and French doors to the covered terrace.

Open kitchen corner unit with lots of cupboard space and various drawers. The kitchen is also equipped with a 5-burner gas hob with wok burner, extractor hood, combi microwave, dishwasher and fridge.

Practical utility room accessible from the kitchen with washing machine connections and space for a freezer or extra fridge.

Deepened basement cupboard as a storage room. Indoor accessible and fully insulated garage and double door to the driveway.

The garage is also equipped with a sink, central heating combi boiler, and meter cupboard. Backyard offering privacy which is well placed in the sun.

The garden is closed off next to the house by a steel decorative fence with gates. Directly behind the house is the covered terrace with tiled floor in the cement. A wonderfully sheltered place to stay. Furthermore, the garden is laid out with a lawn, various borders, a large, shady tree and has a wooden garden house (2.70 x 3.50 meters).

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approx 13m2 with closet, Velux skylight and storage in the knee

Large bedroom at the front approx. 11m2

Large rear bedroom of approx. 12m2 with cupboard.

Master bedroom approx. 13m2 with access to the balcony at the front.

Complete bathroom in light color scheme with large Velux roof window with bath, shower, toilet, bidet, washbasin with furniture and underfloor heating.

Second floor: Via a fixed staircase accessible attic with Velux roof window. Large attic room (open to the roof) with laminate flooring and sink. The hood is completely finished and there is plenty of storage space.

**Particularities:**

- Hardwood frames;
- Entire house insulated with double glazing and extra insulated walls;
- Security locks;- Outside tap and outside lighting;
- Aluminum veranda with spotlights;
- Carport built in 2008;
- Chimney present with connection in the living room;

**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

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

View all our properties at [www.brickvastgoed.nl](http://www.brickvastgoed.nl)