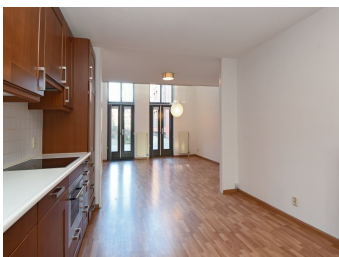





Anna van Egmondstraat  
5611 JE Eindhoven  
**Rent per month € 2.500,- excl.**



## Features

Rent per month:	€ 2.500,- excl.
Address:	Anna van Egmondstraat
Zip code:	5611 JE
City:	Eindhoven
Type of house:	Family house
Rooms:	4
Number of bedrooms:	3
Energy label:	
Living area:	149 m <sup>2</sup>
Deposit:	€ 2.500,-
Location:	Centre
available:	2022-04-01
Extras:	<ul style="list-style-type: none"> <li>✔ Soft furnished</li> <li>✘ Furnished</li> <li>✔ Garden</li> <li>✔ Balcony / terrace</li> <li>✔ Parking</li> <li>✘ Elevator</li> <li>✔ Garage</li> <li>✔ Barn / shed</li> </ul>

Spacious (approx. 149 m2) and luxury townhouse with large roof terrace (approx. 24 m2) and 1 private parking space in a closed parking garage located in the characteristic Cicogne complex. The property is located in the

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middle of the city center in the popular residential area "de Bergen" and a stone's throw from the popular Wilhelminaplein. The house has a luxury kitchen with vide, luxury bathroom, nice living room, three bedrooms, roof terrace and 1 private parking place. Due to the high level of finish and the perfect location, this property is worth a visit.

#### Ground floor:

Through entrance hall access to the kitchen, meter cupboard, and toilet. The toilet room is partly tiled and equipped with free hanging toilet and hand basin.

Particularly luxurious and beautiful dining kitchen of approximately 38 m<sup>2</sup> with a beautiful place at the front for a large dining table. Because of the vide there is extra high ceilings which gives a wonderful effect. Furthermore, from that place through two double doors, there is access to a small terrace adjacent to the cozy courtyard. The kitchen is fully equipped and includes the following appliances: hob, combi microwave oven, dishwasher, fridge and separate freezer in the storage room underneath the stairs.

#### 1st floor:

Nice living area. Through the vide there is a direct connection with the kitchen on the 1st floor and through 2 French balconies there is a lot of light and a connection with outside.

#### 2nd floor:

From the landing access to the 2 bedrooms and the bathroom. The space is fully tiled and has a shower, sink, free hanging toilet and bath.

Main bedroom of at 20 m<sup>2</sup>. The room has 2 French balconies. Furthermore on this floor a 2nd bedroom (approx 11m<sup>2</sup>) and 2 French balconies.

#### 3th floor:

On the 3rd floor are still available a large roof terrace, a storage room and 3rd bedroom. The bedroom has a double French balcony. The practical storage offers space for the heat-back-win installation, central heating boiler and washing machine connection. Finally on this floor generous (approx. 24 m<sup>2</sup>) and sun-drenched roof terrace. The sun is always present on the terrace and this makes it a wonderful place with nice weather.

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**Important:**

- Available per: 1st of April 2022
- The advertised rental price is based upon a rental agreement for 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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