



Muzenlaan  
5631 GD Eindhoven  
**Rent per month € 1.400,- excl.**



### Features

Rent per month:	€ 1.400,- excl.
Address:	Muzenlaan
Zip code:	5631 GD
City:	Eindhoven
Type of house:	Family house
Rooms:	5
Number of bedrooms:	4
Living area:	100 m <sup>2</sup>
Deposit:	€ 1.400,-
Location:	Residential
available:	2023-01-01
Extras:	<div> <div>✔</div> Soft furnished                 </div> <div> <div>✘</div> Furnished                 </div> <div> <div>✔</div> Garden                 </div> <div> <div>✘</div> Balcony / terrace                 </div> <div> <div>✔</div> Parking                 </div> <div> <div>✘</div> Elevator                 </div> <div> <div>✘</div> Garage                 </div> <div> <div>✔</div> Barn / shed                 </div>

Living in the Oude Gracht West in Eindhoven means that you live in a perfect location in relation to all desired amenities. The neighborhood itself is very child-friendly, so children can play safely around, a short distance

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away you will find various schools, shops and sports facilities.

This nice property is very suitable for (young) families. The house has a nice living room with open kitchen, 3 bedrooms on the first floor, 1 bedroom in the attic, compact bathroom and a maintenance-friendly garden.

### **Hall and livingroom**

Through the hall, where the toilet, meter cupboard and stairs with a nice storage cupboard are located below, you enter the living room. Here you will immediately notice how pleasantly light and spacious it is. The L-shaped living room has beautiful large windows at the front and back.

In the living room there is enough space for a large seating area where you can retreat, together or alone, to relax.

### **Kitchen**

In addition to a seating area, there is plenty of space in the living room for a dining table where friends and family who visit can sit comfortably. You prepare the meal that you eat here together in the open kitchen.

Here is a kitchen placed in a corner arrangement and this is equipped with light fronts. Here you have sufficient cupboard and work space and of course you are provided with the necessary built-in equipment, as dishwasher and fridge.

The entire ground floor is beautifully finished with a laminate floor and neutral colors on the walls.

### **Bedrooms**

On the first floor you have three bedrooms. These are all of a nice size, have a neat finish and are fitted with a window, so that the daylight also comes in pleasantly here.

The attic floor can be reached via a fixed staircase. Here you will find the central heating system, a washing machine/dryer and a separate bedroom.

### **Bathroom**

The bathroom is also located on the first floor. This is compact and equipped with shower and sink furniture. There is a separate toilet here.

### **Garden**

Of course the garden ... certainly not unimportant! The garden can be reached from the kitchen and through a back entrance. This is neatly laid out with paving and a piece of lawn, so you don't have to worry about maintenance.

You will also find a shed in the garden where you can store the usual things, such as garden tools, children's toys

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and cushions of the garden set.

**Location**

We would like to tell you something about the location of this lovely house. This is located in the Oude Gracht West district and all desirable amenities are a short distance away. Within a few minutes you can reach the Woensel Shopping Center, the Catharina Hospital, Fontys, sports fields and recreation park "De Karpendonk". Because of its location near the Veldmaarschalk Montgomerylaan and the Kennedylaan, the city center and the highway (A2, A58) are easily accessible.

**Additional**

At an additional cost you can take over the furniture, this in consultation with the landlord. The furniture can also be removed.

**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 300 - 350 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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