



Rhodelaan  
5691 RB Son  
**Rent per month € 1.495,- excl.**



### Features

Rent per month:	€ 1.495,- excl.
Address:	Rhodelaan
Zip code:	5691 RB
City:	Son
Type of house:	Family house
Rooms:	5
Number of bedrooms:	3
Living area:	105 m <sup>2</sup>
Deposit:	€ 1.495,-
Location:	Residential
available:	2022-02-01
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>

Available from February, this energy-efficient house in the green district De Gentiaan. This house offers a spacious living room with modern kitchen and luxurious furnishings (2010) with NEFF built-in appliances, a

Bergstraat 24  
5611 JZ Eindhoven

**040-2116149**  
info@brickvastgoed.nl

modern bathroom, 3 bedrooms, a spacious attic and beautifully landscaped backyard on the sunny south! In addition, the house is close to excellent facilities such as primary school, supermarket, playground, nature, sports facilities and roads.

#### Ground floor:

Hall, meter cupboard with renewed group cupboard, toilet room with cantilevered toilet and fountain, T-shaped living room, open kitchen with luxury white high-gloss kitchen (2010) with 5-burner induction hob (2018), r.v.s. design extractor hood / fireplace, combi oven / microwave, fridge with freezer compartment, integrated dishwasher, r.v.s. sink, Quooker and door to the backyard. Through living room access to portal with stairs to the first floor.

#### First floor:

Landing, 3 bedrooms resp. ± large (3.82 x 3.27 m), (3.59 x 2.90 m) and (2.85 x 2.10 m) of which the bedroom at the rear with large skylight, luxury bathroom (± 2009) with shower with thermostatic tap and shower screen, cantilevered toilet, washbasin in furniture, bathroom cabinet, underfloor heating, mirror with lighting and a skylight, via staircase to 2nd floor.

#### Attic:

Open attic space (suitable for various purposes) with hr combi boiler (± 2017), inverter of the solar panels, connection for washing machine, mechanical ventilation unit and skylight.

#### Garden:

In 2018 beautifully landscaped and also maintenance-friendly and privacy-offering backyard located on the south and equipped with decorative paving, tap, well and back entrance.

At the rear of a plot is a storage room which is equipped with electricity.

#### **Important:**

- 11 solar panels (2019)
- The property is built with roof, cavity, floor and glass insulation.
- Available per: February 1st, 2022
- The advertised rental price is based upon a rental agreement with a maximum of 24 months.
- Energy costs are not included in the rental price
- The advance energy costs will be around 150 euros a month
- Internet and tv will cost around 50 euro a month

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