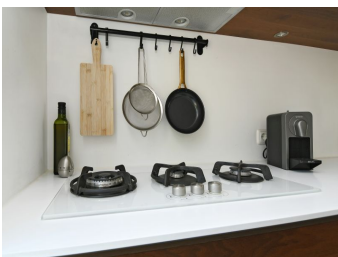













Heuvelrijt  
5581 SN Waalre  
**Rent per month € 1.850,- excl.**



### Features

Rent per month:	€ 1.850,- excl.
Address:	Heuvelrijt
Zip code:	5581 SN
City:	Waalre
Type of house:	Family house
Rooms:	4
Number of bedrooms:	3
Energy label:	
Living area:	105 m <sup>2</sup>
Deposit:	€ 1.850,-
Location:	Residential
available:	2022-09-13
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>

Modern, tastefully finished and well maintained residential house, type terraced house, with front garden, backyard on the southwest, storage room and back. The house is located in the very popular, young and child-

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friendly residential area "Heuvelse Hof", a short distance from many amenities.

## Layout

### Ground floor

Neat front yard.

Covered entrance.

Hall with PVC floor, meter cupboard, cupboard space and luxurious toilet room with floating toilet and hard stone sink.

Cozy, spacious living room with beautiful PVC floor, stair cupboard, access to staircase, garden door, sliding doors to terrace/garden and TV cabinet.

Open kitchen, located at the front of the house, with PVC floor and luxurious, modern kitchen with Corian counter top, gas hob, extractor hood, refrigerator and dishwasher.

### First floor

Large master bedroom 1 with beautiful wall closet and TV cabinet.

Spacious bedroom 2.

Luxurious bathroom with shower cabin (with rain shower), floating toilet, design radiator, cupboard space and washbasin in beautiful wall unit.

### Second floor

Accessible via fixed staircase.

Landing with storage space, cupboard space, Velux skylight, central heating boiler and connection for washing equipment.

Work/study corner with large Velux skylight.

Beautifully finished attic room / bedroom 3 with large Velux skylight, closet space and access to storage attic.

### Garden

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Nicely landscaped backyard, located on the southwest, with terrace with electric awning, artificial grass, neat fence, outside tap and lockable back.

Salvage

Spacious, wooden storage room with electricity.

General

- This is a well maintained, modern designed house.
- The house is located in the young, popular and child-friendly residential area "Heuvelse Hof", a short distance from nature, roads, primary school, shops and sports facilities.
- Good insulation package with roof, cavity wall and floor insulation as well as fully insulating glazing.

**Important:**

- Available per: 13 September 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 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.

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